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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,100.00

Ruth Oakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 1971.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles C. Trabue, III, 26th Floor, L & C Tower, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Oakes (NAME)	Commerce Union Bank (NAME)	04D 24750
4421 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Map 75-7
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par 94

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Johnson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth Oakes, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 190 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Baton Rouge Drive, being the common corner of Lots 191 and 190; thence southwesterly 105.0 feet to a point at the beginning of a curve; thence 37.55 feet around said curve to a point on the northeasterly margin of Topeka Drive; thence southeasterly 110.00 feet along said margin to a point; thence northeasterly 142.30 feet to a point; thence northwesterly 113.14 feet to the point of beginning.

Being part of the same property conveyed to Johnson Homes, Inc. by deed from MillerKimbrough, Trustee, of record in Book 4419, page 996, said Register's Office.

Said conveyance is expressly subject to the following:

1. Taxes for the current year which are to be prorated and assumed by the grantee(s).

2. Restrictive Covenants of record in Book 4228, page 457, said Register's Office, setback lines, easements and other matters appearing on the Plan of Record in Book 4175, page 12, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 4421 (House Number) Baton Rouge Drive, (Street) Hermitage, (P. O. Address) Tenn. (City or Town) 37076 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of January, 19 71

Johnson Homes, Inc.

By: A. H. Johnson, Jr.
A. H. Johnson, Jr., President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mary E. Jackson, a Notary Public within and for the State and County aforesaid, personally appeared A. H. Johnson, Jr.

~~and~~ _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the President

~~and~~ _____ ~~respectively~~ of the Johnson Homes, Inc.

the within named bargainor, a corporation, and that ~~(he)~~ (they) as such President

~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said A. H. Johnson, Jr.

as such President, ~~and attesting the same by the said~~ _____

~~as such~~ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of January, 19 71.

My commission expires 11-12-72

Mary E. Jackson
Notary Public

WARRANTY DEED

FROM
JOHNSON HOMES, INC.

TO
RUTH OAKES, AN UNMARRIED PERSON

B 0 4 0 3 1

IDENTIF. REFERENCE

FEB 5 11 55 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Charles C. Traoue, III
26th Floor, L & C Tower
Nashville, Tennessee

FEB-5[illegible]	CONV	18,100.00				
FEB-5[illegible]	S'TAX		A*	47.06		
FEB-5[illegible]	PR'FEE		A*	.50		
FEB-5[illegible]	W'DEED		A*	3.00	*	50.56