This Form furnished by Attorneys Title Company, Inc.

BOOK 4483 PAGE 524

Form No. WD-2

FROM

Lewis E. Johnson Et Ux

TO

B. Warren Fuson Et Ux

Please Return To:
Entrekin, [illegible] and
1403 [illegible]
Nashville, Tennessee 37219

For draftsman's use

This Instrument Prepared By:
CLYDE [illegible]
1403 [illegible]
Nashville, Tenn. 37[illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. Warren Fuson (NAME)	First Federal Savings & Loan (NAME)	Map 103-14
55 Brookwood Terrace (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Ave., North (STREET ADDRESS)	Pr. 98
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.
Mar 3 10 49 AM '71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,500.00 [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 71

[illegible]
Notary Public

MY COMMISSION EXPIRES: August 5 19[illegible]

(AFFIX SEAL)

B0645 3

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS cash in hand paid by B. WARREN FUSON and wife, MADGE H. FUSON, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by the said B. WARREN FUSON and wife, MADGE H. FUSON to pay the unpaid balance of a loan in the original principal amount of Twenty Thousand and No/100 Dollars ($20,000.00) secured by deed of trust of record in Book 4009, page 417, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

LEWIS E. JOHNSON and wife, LUCILLE NARD JOHNSON

have bargained and sold, and by these presents do transfer and convey unto the said

B. WARREN FUSON and wife, MADGE H. FUSON

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 46 on the Resubdivision of Lot Nos. 46, 47 and 48 on the revised Plan of Hillwood Terrace, Section II, of record in Book 3842, page 53, REgister's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Brookwood Terrace, at the corner of Lot Nos. 46 and 47; thence southwesterly with said Terrace 83.4 feet to a monument; thence around a curve southerly 34.7 feet to a monument in the easterly margin of Red Oak Drive; thence southerly with said drive 112.3 feet to a monument; thence easterly 312.5 feet to a corner of Lot No. 47; thence with the line between Lot Nos. 46 and 47 northwesterly 305.4 feet to the point of beginning.

BEING the same property conveyed to Lewis E. Johnson and wife, Lucille Nard Johnson by deed from Henry D. Kohl, unmarried of record in Book 4050, page 794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 50-foot minimum building setback line from Brookwood Terrace and Red Oak Drive and a 10-foot easement for public utility purposes along the southerly line of said lot and a 10-foot sewer easement along the Brookwood Terrace frontages of said lot, restrictive covenants of record in Book 3315, page 282, Register;s Office for said County.

BOOK 4483 PAGE 525

WD-2

This is unimproved ( ) improved (x) property, known as 55 Brookwood Terrace (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. WARREN FUSON and wife, MADGE H. FUSON their heirs and assigns, forever.

And we do covenant with the said B. WARREN FUSON and wife, MADGE H. FUSON 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., except for current taxes and as stated herein.

And LEWIS E. JOHNSON and wife, LUCILLE NARD JOHNSON do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said B. WARREN FUSON and wife, MADGE H. FUSON, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 2nd day of March, 19 71

Lewis E. Johnson
LEWIS E. JOHNSON

Lucille Nard Johnson
LUCILLE NARD JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis E. Johnson and wife Lucille Nard Johnson the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 19 71

Notary Public

Commission expires 5-12-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, MAR-3E CONV 29,500.00 A* 76.70 a Notary Public of the State and County aforesaid, personally appeared MAR-3E STAX A* .50, MAR-3E FEE A* 3.00 * 80.20 with whom I am personally acquainted, and who, upon oath, acknowledged MDEED self to be of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in this day of, 19

, Notary Public.

Commission expires