BOOK 4497 PAGE 983

WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
213 Third Avenue North
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gaines Realty Company (NAME)	Fidelity Federal Savings and Loan Association of Nashville (NAME)	Map 26-9 Par. 22
719 Main Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pat

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)
cash in hand paid by GAINES REALTY COMPANY, a limited partnership, *Dollars,* composed of LEWIS E. GAINES and JAMES P. MATHER, general partners and other limited partners, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAUZELLE M. JOHNSON and wife JOHNNIE S. JOHNSON----------

have this day bargained and sold, and do hereby transfer and convey unto the said Gaines Realty Company, a limited partnership composed of Lewis E. Gaines and James P. Mather, general partners and other limited partners, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Inc. dated March 19, 1971, as follows:

Beginning at a monument at the northeasterly end of Cima Drive; thence along the northerly end of said Drive north 84 deg. 11' west 50 feet, the northwesterly end of said Drive; thence north 5 deg. 49' E. 147.0 feet; thence north 84 deg. 11' W. 591.1 feet; thence north 1 deg. 40' E. 471.8 feet; thence south 89 deg. 50' 17" E. 827.42 feet; thence South 0 deg. 43' 39" W. 883.61 feet; thence north 56 deg. 9' 1" W. 264.82 feet, to a point in the easterly margin of said Cima Drive; thence along with margin having a curve with a radius of 225.0 feet northerly 57.1 feet to the beginning, and containing 11.25 acres, more or less.

Being a part of the same property conveyed to Rauzelle M. Johnson and wife Johnnie S. Johnson by deed from W. C. Moncrief and Company, Inc., of record in Book 2030, Page 473, Register's Office for said County and to R. M. Johnson and wife, by deed from Miss Elaine Roscoe, H. E. Drake and H. R. Drake, of record in Book 2596, page 389, R.O.D.C.,Tenn. Rauzelle M. Johnson and R. M. Johnson are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me, this the 29th day of April 19 71

Affiant

My commission expires 2-7-73 (Affix Seal)

Notary Public

Unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Gaines Realty Company, a limited partnership composed of Lewis E. Gaines and James P. Mather, general partners and other limited partners, their (successors)

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gaines Realty Company, a limited partnership, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* s *this* 28th *day of* April, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rauzelle M. Johnson
Rauzelle M. Johnson

Johnnie S. Johnson
Johnnie S. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Alfred R. Akin, *a Notary Public in and for said County and State,* Rauzelle M. Johnson and wife Johnnie S. Johnson

the within named 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 Madison *Tennessee,*
this 28th *day of* April, *19* 71

Mrs. Alfred R. Akin *Notary Public*

Commission expires 2/7/73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*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 .....

APR30 71	CONV	90,000.00			
APR30 71	CONV	60,000.00			
APR30 71	S'TAX		A*	390.00	
APR30 71	PR'FEE		A*	.50	
APR30 71	W'DEED		A*	3.00	* 393.50

WARRANTY DEED

FROM

RAUZELLE M. JOHNSON AND WIFE
JOHNNIE S. JOHNSON
to
GAINES REALTY COMPANY,
a limited partnership

KK Box 4

B 13065

IDENTIF. REFERENCE

APR 30 1 19 PM '71

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE