TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME)	First Federal Savings (NAME)	42 052-E
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Pt. 30
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PM

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

BOOK 4526 PAGE 985

cash in hand paid by James R. Johnson and wife, Evelyn S. Johnson

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Ray D. Osborne and wife, Georgia O. Osborne

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 44 on the Plan of Sequoia Valley, Section I, as of record in Book 3700, page 81, Register's Office for said County.
Being described as follows:
Said Lot No. 44 fronts 97.1 feet on the northerly side of Shawnee Road, and extends back 138.7 feet on the easterly line and 141.1 feet on the westerly line to a dead line in the rear measuring 93.1 feet thereon.
Being the same property conveyed to Ray D. Osborne and wife, Georgia O. Osborne, by deed from Lewis E. Gaines, et al, as of record in Book 4489, page 492, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

This is ( ) unimproved (X) improved property, known as 1213 Shawnee Road, Madison, Tennessee
(House Number) (Street) 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 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.

Whenever 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 hands this 5th day of August, 1971.

Ray D. Osborne

Georgia O. Osborne

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ray D. Osborne and wife, Georgia O. Osborne the bargainors, 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 5th day of August, 1971.

Commission expires 8-22-1973 Notary Public

TENNESSEE TITLE COMPANY

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE: B 25942

IDENTIF. REFERENCE

AUG 6 3 06 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

REGISTER STAMP BELOW

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

Warranty Deed

FROM
RAY D. OSBORNE & WIFE,
GEORGIA O. OSBORNE

To
JAMES R. JOHNSON & WIFE,
EVELYN S. JOHNSON

PLEASE MAIL TO - Mr. James R. Johnson, 1213 Shawnee Road, Madison, Tenn. 37115

AUG-6[illegible]	CONV	26,250.00				
AUG-6[illegible]	S'TAX		A*	68.12		
AUG-6[illegible]	PR'FEE		A*	.50		
AUG-6[illegible]	W'DEED		A*	4.00	*	72.62

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration or value of the property interest therein transferred is $ 26,250.00

Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 5 day of August, 1977

Notary Public, in and for the Aforesaid State and County.

My commission expires: NOTARY PUBLIC 29 1979