This instrument was prepared by
REAU E. FOLK, JR., Attorney
3029 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-224343

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-4-33	Mr/Mrs Walter P. Johnson same as below	Commerce Union Bank 800 Main Street Nashville, Tennessee 37206
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 1554-9
8DA-33402	505 River Rouge Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 27, 1968, in the original principal sum of $18,000.00, payable to Commerce Union Bank, in monthly installments of $116.82, including interest as set forth in said note, and being secured by a deed of trust executed by Bernard F. Vandergriff and wife, Jewell E. Vandergriff, to James A. Green, Trustee, of record in Book 4247, page 937

FEB-4??	CONV	22,161.80			
FEB-4??	S'TAX		A*	57.72	
FEB-4??	PB'FEE		A*	.50	
FEB-4??	W'DEED		A*	4.00	* 62.22

BERNARD F. VANDERGRIFF and wife, JEWELL E. VANDERGRIFF hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WALTER P. JOHNSON and wife, ANNE H. JOHNSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 683 on the Map of Charlotte Park, Section Eleven, as of record in Book 2900, pages 79 and 80.

Beginning at a point in the southwesterly margin of River Rouge Drive; being a common corner of Lots Nos. 683 and 684; thence with the dividing line of said two lots southwesterly 105.0 feet to a point; thence northwesterly 109.7 feet to a point in the southeasterly margin of Thunderbird Drive; thence northeasterly with the margin of said Drive 93.0 feet and 4.4 feet to the beginning of a curve; thence around said curve in an easterly direction, 39.6 feet to a point in the southwesterly margin of River Rouge Drive; thence with said Drive southeasterly 95.0 feet to the point of beginning.

Being the same property conveyed to Bernard F. Vandergriff and wife, Jewell E. Vandergriff, by deed from James D. Hooper and wife, Maxine C. Hooper, of record in Book 4247, page 935.

This conveyance is made subject to restrictions of record in Book 3033, page 638, Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of January 1972

Jewell E. Vandergriff

Bernard F. Vandergriff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4574 PAGE 163

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Bernard F. Vandergriff and wife, Jewell E. Vandergriff 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, the 27th day of January, 1972.

My commission expires: July 23, 1974

Notary Public

STATE OF Tennessee
COUNTY OF Knox

Before me, Houston Hays, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bernard F. Vandergriff and wife, Jewell E. Vandergriff 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 Knoxville, Tennessee, this, the 31 day of January, 1972.

My commission expires: 10-28-72

Houston Hays
Notary Public

REAU E. FOLK, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,161.80

Walter P. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1972

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: vs

FROM

BERNARD F. VANDERGRIFF AND WIFE

TO

WALTER P. JOHNSON AND WIFE

B 47362

IDENTIF. REFERENCE

FEB 4 9 01 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Rec'd, Mail Take

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires:

Notary Public