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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 $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF February, 1974

Notary Public

MY COMMISSION EXPIRES: 5-24-76

(AFFIX SEAL)

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Atty. 338 White Bridge Rd., Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James W. Hearn (NAME) | Fidelity Federal Savings & Loan (NAME) | 142-11 |
| 7104 Patten Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 53 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

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, Jules J. Johnson and wife, Patricia R. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: James W. Hearn and wife, Mona S. Hearn

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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section 5, Valley West, as of record in Book 4175, page 64, said Register's Office.

Said Lot No. 22 fronts 90.0 feet on the northwesterly margin of Patten Lane and extends back 133.67 feet on the northeasterly line and 164.89 feet on the southwesterly line, to a broken line in the rear, measuring 165.67 feet thereon.

BEING the same property conveyed to Jules J. Johnson and wife, Patricia R. Johnson by deed from C & S Builders, Inc. of record in Book 4550, page 456, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of amortgage to Fidelity Federal Savings and Loan Association, securing a note in the original, principal amount of $34,650, of record in Book 4550, page 458, said Register's Office.

This is ( ) unimproved ( X ) improved property, known as 7104 Patten Lane (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (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 15 day of Feb, 1974

Jules J. Johnson

Patricia R. Johnson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jules J. Johnson and wife, Patricia R. 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 15 day of February, 1974.

Commission expires 5-23-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
JULES J. JOHNSON AND WIFE,
PATRICIA R. JOHNSON

TO
JAMES W. HEARN AND WIFE,
MONA S. HEARN

C 4 2 4 0 5

IDENTIF. REFERENCE

FEB 19 11 34 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|
| FEB 19 74 | CONV | 44,915.52 | | |
| FEB 19 74 | S'TAX | | A* | 116.74 |
| FEB 19 74 | PR'FEE | | A* | .50 |
| FEB 19 74 | W'DEED | | A* | 4.00 |
| | | | * | 121.24 |