FORM NO. WD-1

BOOK 4795 PAGE 992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,248.22

Patricia A. Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 1974.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. P.O. Box 15803, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Ray L. Bell (NAME)	Fidelity Federal Sav. & Loan (NAME)	13DA 67410
3233 Leawood Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map 80 8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par 306

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, ALLEN WAYNE JOHNSON and wife, BARBARA JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAY L. BELL and wife, PATRICIA A. BELL

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. 52 on the Plan of Bordeaux Hills Addition, of record in Plan Book 4460, page 9, Register's Office for said County.

SAID Lot No. 52 fronts 55 feet on the westerly margin of Leawood Drive and extends back between parallel lines 125 feet to a dead line.

BEING the same property conveyed to Allen Wayne Johnson and wife, Barbara Johnson by deed from Randall Phillips Builders, Inc., of record in Book 4668, page 442, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 4668, page 444, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is subject to all restictions, easements or other encumberances which are matters of public record.

This is unimproved ( ) improved (X) property, known as 3233 Leawood Drive, Nashville, Tennessee
(House Number) (Street) (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 12th day of March, 19 74

Allen Wayne Johnson

Barbara Johnson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen Wayne Johnson and wife, Barbara 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 12th day of March 1974

Commission expires 5-1-76

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

NOTARY PUBLIC AT LARGE V. ADAMS STATE OF TENNESSEE

WARRANTY DEED

FROM
ALLEN WAYNE JOHNSON ET UX

TO
RAY L. BELL ET UX

C 45495

IDENTIF. REFERENCE

MAR 13 3 47 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

MAR 13 74	CONV	20,248.22			
MAR 13 74	S'TAX		A*	52.52	
MAR 13 74	PRTFEE		A*	.50	
MAR 13 74	W'DEED		A*	4.00	* 57.02

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
P. O. BOX 15803
NASHVILLE, TENNESSEE 37215