This Instrument Was Prepared By:
David Rutherford, Attorney
315 Union Street
Nashville, Tennessee 37219

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frank B. Tyree et ux,	Security Federal Savings & Loan Assn.	
(NAME) Route #1	(NAME) 2700 Franklin Road	155
(STREET ADDRESS OR ROUTE NUMBER) Kingston Springs, TN 37082	(STREET ADDRESS) Nashville, TN 37204	6 3
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	Cur

FOR AND IN CONSIDERATION of the sum of ----------($10.00)----------
----------TEN AND NO/100---------- *Dollars,*
cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Robert L. Johnson and wife, Evelyn Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said
Frank B. Tyree and wife, Patricia R. Tyree, their

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:
Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, dated _____, described as follows:
Beginning at a point in the southerly margin of Russell Road, said point being the northwest corner of the property conveyed by deed of trust from Robert L. Johnson and wife, Evelyn Johnson, to Everett A. Covington, Jr., Trustee, of record in Book 4682, page 682, Register's Office for said County; thence south 0 deg. 10' east 403.5 feet to a point; thence south 87 deg. 35' east 165 feet to a point; thence south 15 deg. east 78 feet to a point in the northerly margin of Poplar Creek Road; thence with same north 88 deg. 05' East 115 feet to a point; thence southeastwardly with a curve, 75 feet to a point; thence leaving said Poplar Creek Road, North 83 deg. 30' East 530 feet to a point; thence North 17 deg. 50' west 66 feet to a point; thence North 03 deg. east 652.5 feet to a point in the southerly margin of Russell Road; thence with same as follows: southwestwardly 320.10 feet to a point; thence southwestwardly with a 691.78 feet radius curve, 227 feet to a point; thence south 69 deg. 05' west 93.77 feet to a point; thence southwestwardly with a 741.2 feet radius curve, 128.16 feet to the point of beginning containing 8.17 acres more or less.

Being part of the property conveyed to Robert L. Johnson and wife, Evelyn Johnson, by deed from George M. Gunderson and wife, Lucille F. Gunderson, of record in Book 3910, page 230, Register's Office for said County, and also being part of the property conveyed to Robert L. Johnson and wife, Evelyn Johnson, by deed from Howard P. Friedli and wife, Doris G. Friedli, of record in Book 3961, page 148, Register's Office for said County.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 7th day of June, 19 74

Affiant

My commission expires: 5/2/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Route #1 (House Number) (Street) P. O. Address: Kingston Springs, TN 37082 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Frank B. Tyree and wife, Patricia R. Tyree, 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.* except for the 1974 taxes, which have been pro-rated and assumed by the grantees herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frank B. Tyree and wife, Patricia R. Tyree, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* June, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L. Johnson

Evelyn Johnson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patrick J. McGuigan, a Notary Public in and for said County and State, Robert L. Johnson and Evelyn 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 Nashville, Tennessee this 7th day of June, 19 74.

Patrick J. McGuigan
Notary Public

Commission expires 8/2/76

PATRICK J. McGUIGAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXPIRES 8-2-1976

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.....

JUN 17 74	CONV	38,900.00		
JUN 17 74	S'TAX		A* 101.14	
JUN 17 74	PR'FEE		A* .50	
JUN 17 74	W'DEED		A* 6.00	* 107.64

WARRANTY DEED

FROM

ROBERT L. JOHNSON ET UX,

TO

FRANK B. TYREE ET UX,

C 58996

IDENTIF. REFERENCE

JUN 17 1 38 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238