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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

David W. Eakes and wife,

Elizabeth R. Eakes

TO

James E. Johnson and wife,
Frances M. Johnson

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Johnson (NAME)	Home Federal Savings & Loan Assoc. (NAME)	148-E
820 Oakwood Terrace Drive (STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	58 Part
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

C60098

IDENTIF. REFERENCE T

(FOR REGISTER'S USE)

JUN 24 3 26 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 23,217.68

James E. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 74

Corine B. Baker
Notary Public

MY COMMISSION EXPIRES: 4-23-74

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 4645, page 204, Register's Office for Davidson County, Tennessee, reference to which instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, David W. Eakes and wife, Elizabeth R. Eakes

have bargained and sold, and by these presents do transfer and convey unto the said

James E. Johnson and wife, Frances M. Johnson

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. 42 on the Plan of Oakwood Terrace, as of record in Book 4460, pages 54 and 55, Register's Office for said County, to which plan reference is here made for a more particular description.

Being the same property conveyed to David W. Eakes and wife, Elizabeth R. Eakes, by deed from Ralph Stevens, Trustee, of record in Book 4722, page 720, Register's Office for Davidson County, Tennesseee.

This conveyance is made subject to restrictive covenants of record in Book 4559, page 72, said Register's Office; the Plan of record in Book 4460, pages 54 and 55, which shows an owner's certificate, certain setback lines and easements; and an Easement for sewer as recorded in Book 3954, page 655, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 818 Oakwood Terrace Drive (House Number) (Street) P. O. Address: Antioch (City or Town) Tennessee (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 James E. Johnson and wife, Frances M. Johnson their heirs and assigns, forever.

And we do covenant with the said James E. Johnson and wife, Frances M. Johnson 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., except as set out herein and taxes for 1974, which have been assumed by the grantees,

And We, David W. Eakes and wife, Elizabeth R. Eakes do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said James E. Johnson and wife, Frances M. Johnson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 21st day of June, 19 74

David W. Eakes

Elizabeth R. Eakes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, , a Notary Public in and for said County and State, the within named David W. Eakes and wife, Elizabeth R. Eakes

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 21st day of June, 19 74

Notary Public.

Commission expires 4-23-78

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 himself 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 .

JUN 24 CONV 23,217.68
JUN 24 STAX A* 60.32
JUN 24 RECFEE A* .50
JUN 24 RDEED A* 4.00 * 64.82

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires