This Deed Prepared By:
Leon Luban, Attorney
125 Lafayette Street
Nashville, TN 37210

BOOK 4872 PAGE 992

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James P. Zerface, et ux (NAME)	Lomas & Nettleton Company (NAME)	
4608 Skymont Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	131-14
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, VA 23451 (CITY) (ZONE) (STATE)	5

FOR AND IN CONSIDERATION of the sum of -----$10-----

-----Ten and no/100----- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4409, page 385, Register's Office Davidson County, Tennessee, dated April 1, 1970 to secure Murphree Mortgage Company on a note in the original amount of $39,000.00 payable as therein specified, J. Robert Cannon, Trustee.

We, Robert J. Johnson and wife Arlene R. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said

James P. Zerface and wife Theresa A. Zerface

their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Tynewood Estates, Section 2, of record in Book 2900, pages 89 and 90, Register's Office Davidson County, Tennessee.

Said Lot No. 259 fronts 200 feet on the easterly margin of Skymont Drive and runs back between lines, measuring 200.9 feet on the southerly line and 232.0 feet on the northerly line to a broken line in the rear measuring 231.1 feet thereon.

Being the same property conveyed to Robert J. Johnson and wife Arlene R. Johnson, by deed from Joel D. Levinson and wife, Barbara F. Levinson of record in Book 4570, page 874, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $53,000.00

Subscribed and sworn to before me, this the 4th day of Dec 1974

Affiant

My commission expires: 11/22/75 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 4608 Skymont Drive, Nashville, Tenn. 37215
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James P. Zerface and wife Theresa A. Zerface

their (~~successors~~),

We we are lawfully seized and possessed of said real estate in fee simple, have a good heirs and assigns forever. covenant that right to convey it, and that the same is unencumbered., except deed of trust assumed above.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said James P. Zerface and wife Theresa A. Zerface

their (~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 4th day of Dec, 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 J. Johnson

Arlene R. Johnson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert J. Johnson and wife Arlene T. Johnson, *the within named 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* 4th *day of* Dec *19*74.

Commission expires 1/22/75

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

DEC-4-74	CONV	53,000.00				
DEC-4-74 S'TAX			A*	137.80		
DEC-4-74 PR'FEE			A*	.50		
DEC-4-74	W'DEED		A*	4.00	*	142.30

WARRANTY DEED

FROM

Robert J. Johnson, ET UX

TO

C 8 0 4 5 6

IDENTIF. REFERENCE

DEC 4 3 13 PM '74

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238