Prepare by Notary Public
45 White Bridge Rd
Suite 417 Cumberland Bldg

WARRANTY DEED

BOOK 4982 PAGE 436

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy F. Johnson, Et ux	First Federal Sav & Loan	9D 28844
(NAME:)	(NAME:)	
614 Harpeth Bend Rd	Waverly Plaza	142-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Waverly, Tennessee 37185	20
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100THS DOLLARS ($10.00) *DOLLARS*

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, including the assumption of two Deeds of Trust; the first Deed of Trust executed by Wilburn S. Delius and wife, Zelma Lee Delius, to Ewell Rushton, Trustee, dated August 1, 1968, and recorded in Book 4257, Page 251, Register's Office for Davidson County, Tennessee, to secure to First Federal Savings & Loan Association, of Waverly, the payment of a note for $18,000.00, as payable as therein specified, together with any terms, conditions, restriction, or limitations recited therein. The second Deed of Trust executed by Frank I. St. Charles III, and wife, Sara M. St. Charles, to Leon Sharber, Trustee, dated June 13, 1973, and recorded in Book 4718, page 892, Register's Office for Davidson County, Tennessee, to secure to George E. Margrave and Roy S. Jones, the payment of a note for $3,200.00, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. Said second note and Deed of Trust securing the same was assigned to Associates Capital Corporation, by an instrument of record in Book 4755, page 205, Register's Office for Davidson County, Tennessee

We, Frank I. St. Charles, III, and Sara M. St. Charles

have bargained and sold, and by these presents do transfer and convey unto the said Roy F. Johnson and wife, Regina 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 the 9th Civil District of Davidson County, Tennessee, being Lot No. 101 as shown on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 91.2 feet on the north side of Harpeth Bend Drive and extends back between lines 192.7 feet on the east line and 195.2 feet on the west line to a dead line in the rear on which it measures 88.5 feet.

Being the same property conveyed to Frank I. St. Charles, III and wife, Sara M. St. Charles, by deed from George E. Margrave, of record in Book 4718, page 890, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,448.81

Affiant

Subscribed and sworn to before me, this the 25 day of December 1975

My commission expires: 7-30-79

(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

DAVIDSON COUNTY, TENN. REGISTER'S OFFICE

BOOK 4982 PAGE 437

unimproved ( )
This is improved ( ) property, known as 614 Harpeth Bend Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy F. Johnson and wife, Regina M. Johnson their *heirs and assigns, forever.*

And We *do covenant with the said* Roy F. Johnson and wife, Regina 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.* excepted as stated and assumed herein by the grantees.

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* Roy F. Johnson and wife, Regina M. Johnson *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* December, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank M. St. Charles

Frank M. St. Charles, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* Frank I. St. Charles and Sara M. St. Charles

*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* 23rd *day of* December *, 19*75*.*

Rick M. Thomas *, Notary Public.*

Commission Expires 7-30-79 *.*

STATE OF .....
COUNTY OF .....

Personally appeared before me, ... *, a Notary Public in and for said County and State, the within named* .....

the bargainor..... *, with whom I am personally acquainted, and who acknowledged that* .....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *, this* .....

day of ..... *, 19*..... *.*

..... *, Notary Public.*

Commission Expires ..... *.*

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 ..... *.*

WARRANTY DEED

FROM

Frank I. St. Charles, III

and Sara M. St. Charles

TO

Roy F. Johnson and wife,

Regina M. Johnson

D 2 9 5 8 3

IDENTIF. REFERENCE

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DEC 23 2 56 PM '75

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

DEC23'75 CONV 35,448.81

DEC23'75 STAX B* 92.04

DEC23'75 PRFEE B* .50

DEC23'75 WDEED B* 8.00 * 100.54

BOOK 4982 PAGE 439

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208