BOOK 5030 PAGE 37

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
(NAME)	First Federal S&L Association (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	130-3
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	70 pd

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) ---------- DOLLARS paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Charles F. B. Richardson and wife, Mary G. Richardson, to Louis R. Linx, Trustee, of record in Book 4508, page 141, Register's Office for Davidson County, Tennessee; we,

CHARLES F. B. RICHARDSON and wife, MARY G. RICHARDSON,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD E. JOHNSON and wife, MARY L. JOHNSON,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of the Resubdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for said County.

Said Lot No. 16 fronts 100 feet on the easterly side of Royal Oaks Place and runs back 227.3 feet on the northerly line and 227.8 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Charles F. B. Richardson and wife, Mary G. Richardson, by deed from Sarah Van W. Deters and husband, of record in Book 4508, page 139, said Register's Office.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1976, and to the right of grantors to remain in possession until July 30, 1976.

Grantors warrant that all plumbing and electrical systems located within and serving the premises shall be in good working order on the date grantors surrender possession to grantees.

unimproved ( )
This is improved (X) property, known as 630 Royal Oaks Place (House Number) (Street)
Nashville, TN (City or Town) 37205 (Zip Code)
(P. O. Address)

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.

Whenever 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 hands this 28th day of May, 19 76.

Charles F. B. Richardson

Mary G. Richardson

BOOK 5030 PAGE 38

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John J. Archer, a Notary Public in and for said County and State, the within named Charles F. B. Richardson and wife, Mary G. Richardson,

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 28th day of May, 1976.

My commission expires 1-31-78 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $69,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard E. Johnson

Sworn to and subscribed before me this 28th day of May, 1976.

My commission expires 1-31-78 Notary Public

Mail to

This instrument was prepared by:

John J. Archer, Attorney, 300 Jas. Robertson Parkway, Nashville, TN 37201

Name			Address
MAY28'76 STAX	CONV	69,500.00	S* 180.70
MAY28'76 PR'FEE			B* .50
MAY28'76	W'DEED		B* 4.00 * 185.20

WARRANTY DEED

FROM CHARLES F. B. RICHARDSON, et ux

TO RICHARD E. JOHNSON, et ux

D 5 1 3 4 1

IDENTIF. REFERENCE

MAY 28 2 20 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219