WILLIAMS SHIELDS & WILLMAN
Attorneys at Law
Suite 100, Cumberland Office Park
101 Cumberland Avenue
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard Carson South	First Federal Savings & Loan Assn.	11D 33350
(NAME) 902 Nesbitt Lane	(NAME) 236 Fourth Avenue North	Map 42-6
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Nashville, Tennessee 37219	Parcel _____
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, including the assumption of the unpaid balance of a certain indebtedness in the original principal amount of $28,000.00; and secured by a deed of trust executed by Phillip A. Johnson and wife, Barbara B. Johnson, to T. I. Holman, Jr., Trustee, of record in Book 4711, page 581, Register's Office for Davidson County, Tennessee;

We, PHILLIP A. JOHNSON AND WIFE, BARBARA B. JOHNSON,

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

RICHARD CARSON SOUTH AND WIFE, WANDA EDITH SOUTH,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 48 on the Plan of Bonnie-Brae Subdivision, Section II, as of record in Book 2330, page 123, Register's Office for said County, described as follows:
Beginning in the north margin of Nesbitt Drive at the corner of Lots 47 and 48; thence west with said drive, 49.97 feet; thence leaving said Drive and along the north margin of the property condemned for the State of Tennessee for Highway purposes, by decree of record in Minute Book 76, page 502, of the 3rd Circuit Court, a copy of the portion condemned in Book 3917, page 989, north 73 degrees 30 minutes west 140 feet to a point in the west line of Lot No. 48; thence with said line, north 6 degrees 06 minutes east 371.43 feet; thence along the rear line of Lot No. 48, south 38 degrees 24 minutes east 248.18 feet to the northwest corner of Lot 47; thence south with the line of Lots Nos. 47 and 48, 205.6 feet to the beginning.

Being the same property conveyed to Phillip A. Johnson and wife, Barbara B. Johnson, by deed from Charles A. Pohlman and wife, Wilma Pohlman, of record in Book 4711, page 579, 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 $39,401.27

Subscribed and sworn to before me, this the 12th day of July 19 76

Affiant Richard South

My commission expires: 11-17-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 902 Nesbitt Lane, (House Number) (Street) Madison 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

Richard Carson South and wife, Wanda Edith South, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard Carson South and wife, Wanda Edith South, their

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

Witness our *hand* s *this* 12th *day of* July, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phillip A. Johnson

Barbara B. 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,* Phillip A. Johnson and wife, Barbara B. 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 Madison, *Tennessee, this* 12th *day of* July *, 19*76

Diane H. Floyd *Notary Public*

Commission expires 11-17-76

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 .....

JUL 19 76 CONV 39,401.27
JUL 19 76 S'TAX B* 102.44
JUL 19 76 PR'FEE B* .50
JUL 19 76 W'DEED B* 4.00 * 106.94

WARRANTY DEED

FROM
PHILLIP A. JOHNSON ET UX

TO
RICHARD CARSON SOUTH ET UX

058854

IDENTIF. REFERENCE

JUL 19 8 27 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS