This instrument prepared by:
K. Stephen Combs, Jr.
520 Tobylynn Drive
Nashville, Tenn

Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

SEND TAX NOTICES TO:

Home Federal Savings & Loan Association
4th Avenue No.
Nashville, Tennessee 37219

MAP-PARCEL NUMBERS:

161-11
81

BOOK 5081 PAGE 939

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which is acknowledged, WARREN K. JOHNSON and wife, CAROL JOAN JOHNSON, hereinafter called "Grantors", have this day bargained and sold and do hereby transfer and convey unto K. STEPHEN COMBS, JR. and wife, MARY LUCILE COMBS, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 316, on the Plan of Huntington Park, Section IV, as of record in Book 4460, page 74, Register's Office for said County, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Warren K. Johnson and wife, Carol Joan Johnson, by Warranty Deed from Smithson Construction Co., Inc., of record in Book 4780, page 150, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said K. STEPHEN COMBS, JR., and wife, MARY LUCILE COMBS, their successors 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, except by Deed of Trust from Warren K. Johnson and wife, Carol Joan Johnson, to Attorneys Title Company, Inc. Trustee, of record in Book 4780, page 152, R.O.D.C., and balance of said indebtedness being expressly assumed by the grantees herein; and by restrictive covenants of record in Book 4580, page 487, R.O.D.C. and by Plan of Record in Book 4460, page 74, R.O.D.C., showing 30 ft min set back line from Tobylynn Drive; a 10 ft public utility drainage easement along the rear of the lot and an anchor easement in the northeast corner fronting on Tobylynn Drive.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to the said K. STEPHEN COMBS, JR. and wife, MARY LUCILE COMBS, their successors and assigns against the lawful claims of all persons.

WITNESS OUR HANDS this 12 day of October, 1976.

Warren K. Johnson
WARREN K. JOHNSON

Carol Joan Johnson
CAROL JOAN JOHNSON

STATE OF Pennsylvania)
COUNTY OF Chester)

Personally appeared before me, Linda J. Taylor, a notary public, in and for said County and State, WARREN K. JOHNSON and wife, CAROL JOAN JOHNSON, the within named grantors 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 Valley Forge Pa., this 12th day of October, 1976.

Linda J. Taylor
NOTARY PUBLIC

LINDA J. TAYLOR NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA

My commission expires:
Notary Public, Valley Forge, Chester Co.
My Commission Expires November 22, 1976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $37,871.20.

R. Stephen Anderson, Jr.
AFFIANT

Sworn to and subscribed before me, this 22 day of October, 1976.

Robert L. Tarleton
NOTARY PUBLIC

ROBERT L. TARLETON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:
11-13-79

OCT 26 3 06 PM '76
REGISTER
DAVIDSON CO. TENN.
FEE PAID
IDENTIFICATION REFERENCE
07 42 45

OCT26	CONV	37,871.20				
OCT26 S'TAX			B*	98.54		
OCT26 PR'FEE			B*	.50		
OCT26	W'DEED		B*	4.00	*	103.04