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WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER 238
John O. Lostetter and wife,	First Federal of Nashville	116-4
Barbara O. Lostetter	(NAME)	
817 South Wilson Blvd.	236 Fourth Avenue North	165
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TEnnessee 37219	
(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 consideration, the receipt of which is hereby acknowledged.

We, John W. Johnson, III and wife, Melissa B. Johnson,

have this day bargained and sold, and do hereby transfer and convey unto the said John O. Lostetter and wife, Barbara O. Lostetter, their

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

Being Lot No. 4 of Block "L" on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County, more particularly described as follows:
Beginning with a point in the westerly margin of South Wilson Boulevard, formerly Bosley Avenue, thence along said margin 94-1/2 feet in a southerly direction to a point in the northerly margin of Oaklawn Avenue; thence along said margin 250 feet to a point in an alley, thence with the margin of said alley 90.0 feet in a northerly direction to a point; thence in an easterly direction 250.0 feet to the point of beginning.

Being the same property conveyed to John W. Johnson, III and wife, Melissa B. Johnson, by deed from Donald M. Fairbairn and wife, Frances R. Fairbairn, of record in Book 4717, page 584, Register's Office for said County.

This conveyance is made subject to the following encumbrance:
(1) Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by T.A. Blain, and wife, across premises as set out in instrument of record in book 3983, page 102, 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 $ 39,500.00

Subscribed and sworn to before me, this the 28th day of December 19 76

My commission expires: 8-13-80 (Affix Seal)

Affiant John O. Lostetter

Notary Public Dorothy A. Wilson

This is ~~unimproved ( )~~ improved (XX) property, known as 817 South Wilson Boulevard, Nashville, Tennessee
(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 John O. Lostetter and wife, Barbara O. Lostetter, 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.*, except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John O. Lostetter and wife, Barbara O. Lostetter, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* December, 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.*

John W. Johnson, III

Melissa B. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Johnson, III and wife, Melissa B. 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 26th day of November, 1976

Commission expires Jul 18, 1980

Jane P. Zerfoss
Notary Public

JANE P. ZERFOSS 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.....

DEC29% CONV 39,500.00
DEC29% S'TAX B* 102.70
DEC29% P&FEE B* .50
DEC29% W'DEED B* 4.00 * 107.20

WARRANTY DEED

FROM
John W. Johnson, III and wife, Melissa B. Johnson

TO
John O. Lostetter and wife, Barbara O. Lostetter

D 8 3 1 2 0

IDENTIF. REFERENCE

Dec 29 1 17 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238