This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee. 37115

WARRANTY DEED

BOOK 5128 PAGE 296

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward A. Johnson et ux	Security Federal S. & L. Assn.	Map 106-14
(NAME)	(NAME)	
216 Imperial Drive,		Parcel 144
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		6DA-09160
(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 by the said grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to Security Federal Savings & Loan Association; and secured by a deed of trust executed by Fred H. Lanius and wife, Priscilla C. Lanius, of record in book 4915, page 581, said Register's Office; which said unpaid balance the said grantees hereby agrees to assume and promises to pay;

We, Fred H. Lanius and wife, Priscilla C. Lanius, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ Edward A. Johnson and wife, Bonita F. Johnson, herein called the grantees, their

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

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Sharpe Park, of record in book 2330, page 105, Register's Office for said County.

Said Lot No. 38 fronts 70 feet on the northerly side of Imperial Drive and runs back between lines, 173.5 feet on the easterly line and 173.7 feet on the westerly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Fred H. Lanius and wife, Priscilla C. Lanius, by deed from Boyd Kieffer Mitchell and wife, Anita R. Mitchell, of record in book 3672, page 387, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2635, page 535; said Register's Office; setback lines, easements and other limitations as shown on recorded Plan of record in Book 2330, page 105; said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 28,606.96

Subscribed and sworn to before me, this the 25th day of March 19 77

My commission expires: 4-26-78 (Affix Seal)

Affiant Edward A. Johnson

Notary Public Peggy S. Arrington

This is { unimproved / improved } property, known as 216 (House Number) Imperial Drive (Street), Nashville (P. O. Address), Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their

~~XXXXXXXX~~ *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 herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

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

Witness our hand s this 25th *day of* March, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred H. Lanius (Fred H. Lanius)

Priscilla C. Lanius (Priscilla C. Lanius)

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BOOK 5128 PAGE 297

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Fred H. Lanius and wife, Priscilla C. Lanius

*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* 25th *day of* March, *19*77.

Peggy S. Ferrell, *Notary Public*

PEGGY S. FERRELL NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Commission expires 4-26-78

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 .....

MAR 28 77	CONV	28,006.96			
MAR 28 77	S'TAX		B*	72.80	
MAR 28 77	PR'FEE		B*	.50	
MAR 28 77	W'DEED		B*	4.00	* 77.30

WARRANTY DEED

FROM
Fred H. Lanius et ux

TO
Edward A. Johnson et ux

PLEASE RETURN TO:
Sloan Realtors
1799-B N. Gallatin Road
Madison, TN. 37115

D 95664

IDENTIF. REFERENCE

MAR 28 10 07 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS