THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

SEND TAX STATEMENTS TO:
Collateral Investment Co.

MAP-PARCEL NUMBERS
120-14
23
45234 - 02DA

BOOK 5258 PAGE 293

FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand Six Hundred Seventy Five and 09/100 ($24,675.09) Dollars, paid and to be paid as follows: $2,000.00 cash, the receipt of which is hereby acknowledged and for the balance the hereinafter named grantee assumes and agrees to pay that certain note payable to Collateral Investment Co. as evidenced by the deed of trust securing same of record in Book 5121, page 938, Register's Office of Davidson County, Tennessee, said note having been paid down to $22,675.09, which is the amount herein assumed, we, CHARLES D. MORAN AND WIFE, MARY L. MORAN, have bargained and sold and by these presents do hereby transfer and convey unto CLARENCE JOHNSON, his heirs and assigns, the following described property situated in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Airport Estates of record in Book 1130, page 83, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 181 fronts 70.0 feet on the northwesterly margin of Forrester Drive and extends back 184.4 feet on the northeasterly line and 182 feet on the southwesterly line (said dimension is shown on said plan as 102 feet but by survey of Southern Land And Associates, Inc. dated January 21, 1977, the actual length is determined to be 182 feet) to a dead line in the rear measuring 65.8 feet thereon.
>
> Being the same property conveyed to Charles D. Moran and wife, May L. Moran, by deed of James E. McKennon, et ux. of record in Book 5121, page 936, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence Johnson, his heirs and assigns, forever.

And we do covenant with the said Clarence Johnson that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by taxes for the year 1978; applicable building and zoning regulations;

Berry
Clarence Johnson

such s tateof facts as an accurate survey would disclose; all existing highway, roadway and utility easements; restrictions in Book 1394, page 143, RODC, Tennessee; matters on Plat in Book 1130, page 83, RODC, Tennessee and by the heretofore referred to lien of deed of trust of record in Book 5121, page 983, Register's Office of Davidson County, Tennessee.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Clarence Johnson, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this the 18 day of February, 1978.

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IDENTIF. REFERENCE
MAR 2 10 12 AM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Charles D. Moran

Mary L. Moran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Peggy D. Hood, a Notary Public in and for said State and County, the within named CHARLES D. MORAN AND WIFE, MARY L. MORAN, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official at Franklin, Tennessee, this the day of February, 1978.

Peggy D Hood
Notary Public

My commission expires:
3-26-79

MAR-2	CONV	24,675.00			
MAR-2 S'TAX			B*	64.22	
MAR-2 PR'FEE			B*	.50	
MAR-2	W'DEED		B*	4.00	* 68.72

STATE OF TENNESSEE, WILLIAMSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transfferred, whichever is greater is $24,675.00, whichever amount is equal to or greater than the amount which the property transfferred would command at a fair voluntary sale. Affiant Clarence Johnson

Subscribed and sworn to before me this the 18 day of Feb., 1978

My commission expires 3-26-79

Peggy D Hood
Notary Public