This instrument prepared by:
Waller Lansden Dortch & Davis
Twenty-first Floor
One Commerce Place
Nashville, Tennessee 37238

Send W/B to

085285 BE 613

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map Parcel Nos.
Elizabeth R. Neff c/o E. Warner Bass, Esq. 2700 First American Center Nashville, Tennessee 37238	Same	08575 BM Map 130-10 Parcel 13

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), paid in cash, and other good and valuable consideration received from Elizabeth R. Neff, Grantee, we, William P. Johnston and wife, Lillias Dale Johnston, have this day bargained and sold, and do hereby transfer and convey unto said Grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being the easterly 92 feet front of Lot No. 31, on the Plan of the subdivision of Block "C" Belle Meade Plan No. 2, and part of a 10 foot strip marked "Reserved" as shown by said plan and lying along the easterly side of Lot No. 31, said plan being of record in Book 421, page 58, Register's Office for said County, and described as follows:
>
> BEGINNING on the southerly margin of Warner Place 100 feet eastwardly from the corner of Lot Nos. 28 and 31 in said plan; thence southwardly and parallel with the line between said two lots, 345 feet, more or less, to the north line of Lot No. 32 on said plan; thence with the line between lots nos. 31 and 32 eastwardly and crossing 10 feet strip 227-1/2 feet more or less, to the east side thereof; thence with the east side of said strip northwardly 367 feet to the southerly margin of Warner Place if extended across said strip; thence with the southerly margin of Warner Place westwardly 102 feet, more or less, to the beginning. This property is improved and is known as 4405 Warner Place, Nashville, Tennessee.
>
> BEING the same property conveyed to William P. Johnston and wife Lillias D. Johnston by deed from Mary Palmer Wade Kelly Sperry, of record in Book 4428, page 977, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her 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 for restrictions, easements and setback lines of record and a lien for taxes for the year 1978.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 15th day of May, 1978.

E 6536.0

IDENTIF. REFERENCE
RECEIVED FOR RECORD
MAY 15 11 23 AM '78
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

William P Johnston
WILLIAM P. JOHNSTON

Lillias Dale Johnston
LILLIAS DALE JOHNSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

REGISTER'S FEE
STATE TAX
RECORDING FEE
REGISTER'S FEE
DEED
87,500.00
$ 227.50
$ .50
$ 4.00
$ 232.00

Personally appeared before me, [illegible], a Notary Public in and for said County and State, William P. Johnston and wife, Lillias Dale Johnston, 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 [illegible] day of [illegible], 1978.

CARLA FINNESS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

[illegible]
Notary Public

My commission expires: Sept 6, 1981

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

William P Johnston
Affiant

Sworn to and subscribed before me this [illegible] day of [illegible], 1978.

CARLA FINNESS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

[illegible]
Notary Public

My commission expires: Sept 6, 1981