Form No. WD-1

BOOK 5287 PAGE 187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$185,000.00 William P Johnston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 78.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires August 15, 1979

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William P. Johnston etux (NAME)	Commerce Union Bank (NAME)	BM-6390
710 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Map 130-6
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Parcel 38

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Bernice Fritchman Teas, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William P. Johnston and wife, Lillias D. Johnston

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of a Subdivision of Lot Nos. 12 and 13, of Belle Meade Plan No. 2 as of record in Book 421, page 112, Register's Office for said County.
SAID Lot No. 11 fronts 200 feet on the easterly side of Jackson Boulevard and runs back 200 feet on the south line and 240 feet on the northerly line to the westerly line of Lot Nos. 12 and 13, and measures 260 feet thereon.

BEING the same property conveyed to John H. Teas by deed from Allen Dobson and wife, Martha Ballard Dobson, of record in Book 1085, page 620 Register's Office for Davidson County, Tennessee. The said John H. Teas having since died, and property now being vested in Bernice Fritchman Teas, as devisee under the will of John H. Teas, of record in Will Book 103, page 421, Probate Court Clerk's Office for Davidson County, Tennessee.

INCLUDED in this description, but EXPRESSLY EXCLUDED for purposes of this conveyance, is a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
BEING the southerly 25 feet front and 10 feet rear of Lot No. 11 of said plan. Said part of Lot 11 fronts 25 feet on the easterly side of Jackson Boulevard and runs back 200 feet, more or less, to the westerly line of Lot No. 12, measuring 10 feet thereon.

BEING the same property conveyed to Thomas J. Anderson, Trustee, by deed from John H. Teas and wife, Bernice F. Teas, of record in Book 1126, page 51, Register's Office for said County.

**CONTINUED:

This is unimproved ( ) improved (X) property, known as 710 Jackson Boulevard (House Number) (Street) Nashville, TN 37205 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of May, 19 78

Bernice Fritchman Teas: X Bernice Fritchman Teas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernice Fritchman Teas

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 78

Commission expires 12/5/79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM BERNICE FRITCHMAN TEAS

TO WILLIAM P. JOHNSTON ET UX
LILLIAS D. JOHNSTON

E 6 6 0 9 2

IDENTIF. REFERENCE

MAY 18 10 21 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 18 78	CONV	90,000.00			
MAY 18 78	CONV	95,000.00			
MAY 18 78	S'TAX		B*	481.00	
MAY 18 78	PR'FEE		B*	.50	
MAY 18 78	W'DEED		B*	4.00	* 485.50

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

**CONTINUED:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Subdivision of Lots Nos. 11, 46 and parts of Lots Nos. 10, 44-B, 45, and 47 in Belle Meade Plan No. 2 as of record in Book 421, page 55, Register's Office for said County.

SAID Lot NO. 11 fronts 212.25 feet on the southerly side of Iroquois Place and runs back 220.5 feet on the easterly line and 175 feet on the westerly line with the easterly margin of Jackson Boulevard to a dead line, measuring 240 feet thereon.

BEING the same property conveyed to John H. Teas by deed from J. B. Daniel and wife, May L. Daniel of record in Book 1101, page 100, Register's Office for said County. The said John A. Teas having since died, and property now being vested in Bernice Fritchman Teas as set out above.

THIS conveyance is subject to any and all easements, restrictions and rights of way of record.