THIS INSTRUMENT PREPARED BY:

BOOK 5290 PAGE 945

mail SAPERSTEIN & SCHLANGER, P.C.
Suite 1001, Parkview Towers
210 - 25th Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon B. Strauss	First Federal Savings & Loan	Map 104-6
(NAME:) 6052 ROBIN HILL RD.	(NAME:)	Parcel 70
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE TN. 37205	(STREET ADDRESS) Lewisburg, Tennessee	26W4645
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Warren Johnson, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Leon B. Strauss, hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lots No. 6 and 7 on the Plan of Bransford Realty Company's Richland Annex, as of record in Book 332, Page 153, Register's Office for said County.

Said part of Lot No. 6 fronts 60 feet on the northerly side of West End Avenue and runs back between parallel lines 180 feet, more or less to an alley in the rear.

INCLUDED but EXCLUDED therefrom is that part of Lot 6 more fully described as follows: Beginning at a point, said point being at the intersection of the east dedicated right of way line of Fairfax Avenue and the north dedicated right of way line of West End Avenue; thence with the north dedicated right of way line of West End Avenue North 39° 56' East for 300.0 feet to a point; thence North 50° 05' West for 69.3 feet to a point of beginning in the proposed right of way line of Interstate Route I-440; thence with the proposed right of way line of Interstate Route I-440 North 33° 46' West for 115.3 feet to a point in the south line of an alley; thence with the south line of an alley; thence with the south line of an alley South 39° 56' West for 32.4 feet to a point; thence South 50° 05' East for 110.7 feet back to the point of beginning and containing 1793 square feet.

Said part of Lot No. 7 on the Map of Bransford Realty Company's Richland Annex Subdivision, as of record in Book 332, Page 153, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of West End Avenue at the corner of Lots 6 and 7; thence with the line between said two lots, North 50° 05' West, 69.3 feet to a proposed right of way and fence; thence with the same, South 16° 46' East, 83.3 feet to the northerly margin of West End Avenue; thence with said Avenue, North 39° 56' East 46.2 feet to the beginning.

BEING the same property conveyed to Warren Johnson by deed from George T. Hicks, of record in Book 5178, Page 299, said Register's Office.

This conveyance is subject to a vendors lien retained by George T. Hicks in an installment deed as of record in Book 5178, Page 299, Register's Office for said County.

This conveyance is further subject to a deed of trust executed by Warren Johnson and wife, Patricia K. Johnson, to H.D. Burgett, Trustee, as of record in Book 5250, Page 43 to secure to First Federal Savings and Loan Association of Lewisburg, Tennessee, a promissory note in the original principal sum of One Hundred Forty Thousand ($140,000.00) Dollars. Further, this conveyance is subject to an easement for ingress and egress in favor

of Lot No. 5 on the Plan of Bransford Realty Company's Richland Annex which easement is provided for in a deed from Catherine E. Hicks to the International House of Pancakes of Tennessee, Inc. as of record in Book 3879, Page 960 said Register's Office.

Further, this conveyance is subject to, so far as applicable, the provisions of a financing statement given by Warren M. Johnson and wife, Patricia K. Johnson, to First Federal Savings and Loan Association of Lewisburg, Tennessee, which is of record in Book 5251, Page 736, Register's Office for said County.

Patricia K. Johnson joins in this deed for the purpose of conveying any rights she may have in said property.

TO HAVE AND TO HOLD, the said tracts or parcels of land with the appurtances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his 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 26 day of May, 1978.

Warren Johnson Patricia K. Johnson

STATE OF TENNESSEE)
Davidson County)

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IDENTIFICATION

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TENN.
MAY 30 8 36 AM '78

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Warren Johnson and wife, Patricia K. Johnson, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposed therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26 day of May, 1978.

NOTARY PUBLIC · SAMUEL B. SCHLANGER · DAVIDSON COUNTY, TENN.

Commission expires 11-28-78

Samuel B. Schlanger
NOTARY PUBLIC

MAY30'78	CONV	90,000.00	} 225,000.00		
MAY30'78	CONV	90,000.00			
MAY30'78	CONV	45,000.00			
MAY30'78	S'TAX			B* 585.00	
MAY30'78	R'FEE			B* .50	
MAY30'78	W'DEED			B* 4.00	* 589.50

STATE OF TENNESSEE
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.

Affiant

Subscribed and sworn to before me, this the 26 day of May, 1978.

NOTARY PUBLIC · SAMUEL B. SCHLANGER · DAVIDSON COUNTY, TENN.

Commission expires 11-28-78

Samuel B. Schlanger
NOTARY PUBLIC