This Instrument prepared by:
FRAZIER & FAIMON
200 Court Square Building
Nashville, Tennessee 37201

BOOK 5319 PAGE 972

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ERNEST CARL DITTRICH, III	COMMERCE UNION BANK	9DZ 59005
(NAME)	(NAME)	
6805 Highland Park	1 Commerce Pl, Real Estate Div	129 15 77
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.	Nashville, Tenn. 37239	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND---------- ----------($69,000.00)---------- *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged

A. J. JOHNSON and wife, IRENE JOHNSON

have this day bargained and sold, and do hereby transfer and convey unto the said E. CARL DITTRICH, III and wife, DORIS B. DITTRICH their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of West Meade Highlands, Section 1, as of record in Book 3700, pages 69 and 70, Register's Office for said County.

Said Lot No. 39 fronts 102.6 feet on the northwesterly side of Highland Park Drive and extends back 130.0 feet on the northeasterly line and 180.05 feet along the southwesterly line, which is a broken line, to a dead line in the rear measuring 103.20 feet thereon.

Being the same property conveyed to August L. Johnson and wife, Irene A. Johnson, by deed from the Davidson Road Corporation, a Tennessee Corporation, of record in Book 4099, page 708, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 69,000.00

Subscribed and sworn to before me, this the _____ day of July 19 78

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6805 Highland Park, Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said E. CARL DITTRICH, III, and wife, DORIS B. DITTRICH their *(successors), 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* E. CARL DITTRICH, III, and wife, DORIS B. DITTRICH, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 31st day of July, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Irene A. Johnson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. J. JOHNSON and wife, IRENE JOHNSON

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 31st day of July, 19 78

Notary Public

Commission expires May 3, 1981

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.....

AUG-4 78	CONV	69,000.00			
AUG-4 78	S'TAX		B*	179.40	
AUG-4 78	PR'FEE		B*	.50	
AUG-4 78	W'DEED		B*	4.00	* 183.90

WARRANTY DEED

FROM

A. J. JOHNSON, et ux

TO

ERNEST CARL DITTRICH, et ux

E 80515

IDENTIF. REFERENCE

AUG 4 9 02 AM '78

FELIX Z. ANDERSON II REGISTER
DAVIDSON COUNTY, TENN.

Rec'd Box 2 PM

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238