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STATE OF TENNESSEE }
COUNTY OF Davidson }

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

37,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER 1978

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Johnson (NAME)	The Kissell Company (NAME)	58-15
3793 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	194
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	13DA 56425

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 Commerce Union Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Johnson and wife Carolyn E. Johnson

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:

BEING Lot No. 6 on the Plan of Royal Hills, Section 1, of record in Plat Book 4675, Page 73, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Commerce Union Bank, by deed of record in Book 5121, Page 799, Register's Office for Davidson County, Tennessee.

RESTRICTIVE covenants of record in Book 4813, Page 77, and Book 4895, Page 102, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3793 Lunn Drive (House Number) (Street) Nashville, TN 37218 (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 20TH day of NOVEMBER, 19 78

COMMERCE UNION BANK: BY: BOOTH CHAPMAN: X Booth Chapman

RON SUDEKUM: X Ron Sudekum Asst. Vice Pres.

STATE OF TENNESSEE }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
County of Davidson }

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

Witness my hand and official seal at office at Nashville on this the 20TH day of NOVEMBER, 19 78

My commission expires 5-8-82

Notary Public

WARRANTY DEED

FROM Commerce Union Bank

TO Michael A. Johnson

F. 0. 2. 0. 5. 2.

IDENTIF. REFERENCE

Nov 28 9 01 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

NOV28 78	CONV	37,500.00			
NOV28 78	S'TAX		B*	97.50	
NOV28 78	PR'FEE		B*	.50	
NOV28 78	W'DEED		B*	4.00	* 102.00