FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 57,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 19 80

Notary Public

MY COMMISSION EXPIRES: 7-28-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Ann Vader	Western Pacific Financial Corporation	
(NAME)	(NAME)	
549 Cathy Jo Circle	1201 E. Highland Avenue	133-8-148
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	San Bernardino, CA 92404	GDA-83628
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Johnson Development Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra Ann Vader, unmarried

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. 53 on the plan of Phase I, Valley View Terrace, of record in Book 5200, page 77, Register's Office for said County.

SAID Lot No. 53 fronts 35.76 feet on the southerly margin of the cul-de-sac adjacent to Cathy Jo Circle and extends back 209.14 feet on the easterly line and 170.44 feet on the westerly line to a dead line in the rear, measuring 171.73 feet thereon.

BEING part of the same property conveyed to Johnson Development Company by deed from H. Lynn Greer, Jr., Trustee, of record in Book 5427, page 524, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 5173, page 550, Book 5323, page 310, and Book 5329, page 242, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above mentioned plan of record.

This is unimproved ( ) improved (XX) property, known as 549 Cathy Jo Circle (House Number) (Street) Nashville, TN 37211 (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 27TH day of FEBRUARY, 19 80

Johnson Development Company

BY:

William W. Johnson, President

STATE OF TENNESSEE
Davidson County

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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
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William W. Johnson and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Johnson Development Company the within named bargainor, a corporation, and that (he) (they) as such President 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 William W. Johnson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 27TH day of FEBRUARY, 19 80

My commission expires 7-17-83

_____
Notary Public

WARRANTY DEED

FROM
Johnson Development Company

TO
Debra Ann Vaden

F 78248

IDENTIF. REFERENCE

FEB 27 2 56 PM '80

FELIX Z. WILKINSON II REGISTER
DAVIDSON COUNTY, TENN.

return to: row 1, box 8 jc

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

4919 02/27 156.00- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57500.00-	CO
			149.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	156.00-
4919A02/27/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 78248

IDENTIF. REFERENCE

FEB 27 2 56 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 744151