FORM NO. WD-1

The undersigned, G. F. COLE, JR., being authorized so to do, joins in the execution of this deed for the sole purpose of giving written consent on behalf of Hillsboro Park, Inc., to the sale of the below described property.

HILLSBORO PARK COMMITTE

BY: G. F. Cole, Jr.

G. F. COLE, JR., authorized member of Committee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 1980.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCT. 18, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
B. ROY KENNEDY, JR., Attorney, 121 UNION STREET, NASHVILLE, TENNESSEE 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. TALMADGE JOHNSON ET UX (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. (NAME)	144-12/2
1941 OTTER CREEK ROAD (STREET ADDRESS OR ROUTE NUMBER)	236-4th AVENUE NORTH (STREET ADDRESS)	FB FH-13010
NASHVILLE, TENN. 37215 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (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, DONALD E. WAGNER and wife, STELLA W. WAGNER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. TALMADGE JOHNSON and wife, ANNE GENELL 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. 405 on the Plan of Hillsboro Park, Section V, as of record in Book 2663, page 45, Register's Office for said County.

SAID LOT No. 405 fronts 222.1 feet on the southwesterly side of OTTER CREEK ROAD and runs back 377 feet on the northwesterly line and 189.8 feet on the southeasterly line to a dead line in the rear, measuring 295 feet thereon.

BEING THE same property conveyed to DONALD E. WAGNER and wife, STELLA W. WAGNER, by deed from JOHN E. JADWICK and wife, MARGARETTE JADWICK, of record in Book 5330, page 678, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Restrictive covenants of record in Book 2435, page 237, Book 2603, page 440, Book2742, page 393, and Book 4207, page 397,said Register's Office, which include a provision that the Hillsboro Park Committee must join in any conveyance of this property for the purpose of approving any sale thereof; (2); a ten foot easement for public utility and drainage purposes as set out on the aforementioned Plan of record in Book 2663, page 45, said Register's Office; (3) Deed of Trust executed by JOHN E. JADWICK and wife, MARGARETTE JADWICK, to T. I. HOLMAN, Trustee, of record in Book 4274 Page 990, said Register's Office, dated June 29, 1973, to secure to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION an indebtedness in the original sum of $40,000.00 which GRANTEES herein assume and agree to pay as due, reference being here made to all of said instruments for particulars; and (4) 1980 Metro taxes which have been prorated and aasumed by GRANTEES.

This is unimproved ( ) improved (X) property, known as 1941 OTTER CREEK ROAD, NASHVILLE, TENNESSEE, 37215.
(House Number) (Street) (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 our hand s this 25th day of April, 19 80.

Donald E. Wagner
DONALD E. WAGNER

Stella W. Wagner
STELLA W. WAGNER

BOOK 5595 PAGE 183

STATE OF TENNESSEE
Davidson County

Personally appeared before me, FRANCES M. HINRICHS, a Notary Public in and for said County and State, the within named DONALD E. WAGNER and wife, STELLA W. WAGNER,

the 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 25th day of April 19 80.

Commission expires MY COMMISSION EXPIRES OCT. 18, 1981

Frances M. Hinrichs
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Claudia W. Pickard, a Notary Public within and for the State and County aforesaid, personally appeared G. F. COLE, JR., and ~~and~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~themselves~~ (himself) to be the COMMITTEE MEMBER ~~and~~ respectively of the HILLSBORO PARK COMMITTEE the within named bargainor, ~~a corporation~~ and that (he) as such COMMITTEE MEMBER ~~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 HILLSBORO PARK COMMITTEE as such authorized member, ~~and attesting the same by the said~~ ~~and~~.

Witness my hand and official seal at office at NASHVILLE, TENNESSEE on this the 24th day of April, 19 80.

My commission expires April 17, 1983

Claudia W. Pickard
Notary Public

WARRANTY DEED

FROM

DONALD. E. WAGNER and wife,

STELLA W. WAGNER,

TO

W. TALMADGE JOHNSON and wife,

ANNE GENELL JOHNSON

F 8 6 8 1 6

IDENTIFICATION REFERENCE

APR 25 1 52 PM '80

FELIX A. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

84 25 274.30- CHECK

5733

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5595 PAGE 184

FOR

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

103[illegible].00- CO
267.60 CO TX
.50 PRFEE
6.00 MOREG
CHECK 274.30-
5735A04/25/00 BAL .30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 6 8 1 6

IDENTIF. REFERENCE

APR 25 1 52 PM '00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No: 754548