FILE PIONEER TITLE CO.

This instrument prepared by
STEPHENSON, LACKEY AND WAIT
First Federal Building
Nashville, Tennessee 37219

NAME & ADDRESS NEW OWNERS:

Kenneth Johnson and
Elsie White Johnson
1507 Kirkwood Avenue
Nashville, Tennessee 37204

SEND TAX STATEMENTS TO:

First Federal Savings & Loan
Association of Nashville
236 Fourth Avenue North
Nashville, Tennessee 37219

MAP & PARCEL NO: 117-4-299
FIELD BOOK NO: 24W-13380

BOOK 5636 PAGE 496

LIMITED WARRANTY DEED

THIS INDENTURE entered into between Union Financial Corporation, a corporation organized and existing under the laws of the State of Tennessee, with its principal office located at Nashville, in the County of Davidson, State of Tennessee, hereinafter called Grantor, and Kenneth Johnson and Elsie White Johnson, their heirs and assigns, hereinafter called Grantees.

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars cash in hand paid and other good and valuable consideration, receipt of all of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantees as tenants in common, their respective heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

Being Lot No. 103 on the map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 103 fronts 69.9 feet on the south side of Kirkwood Avenue, formerly Augusta Avenue, and runs back 126.0 feet on the east line and 125.6 feet on the west line, to an alley, measuring 69.9 feet on said alley.

Being the same property conveyed to Union Financial Corporation by deed from Mattie Rivers, Executrix, of record in Book 5527, page 322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to property taxes for 1980 which have been prorated and are hereby assumed by Grantees.

This is improved property known as 1507 Kirkwood Avenue, Nashville, Tennessee 37204.

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.

Grantor covenants and binds itself and its successors to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers this 11th day of August, 1980.

Union Financial Corporation

By _____
Thomas I. Holman, President

ATTEST:

_____
Michael D. Mitchell, Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Thomas I. Holman and Michael D. Mitchell, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be President and Treasurer, respectively, of the Union Financial Corporation, the within named bargainor, a corporation, and that they as such President and Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas I. Holman as such President, and attesting the same by the said Michael D. Mitchell, as such Treasurer.

Witness my hand and official seal at Nashville, Tennessee, on this 11th day of August, 1980.

_____
NOTARY PUBLIC

My Commission Expires: 9/25/83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $35,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 11th day of August, 1980.

_____
NOTARY PUBLIC

My Commissions Expires 9-25-83

G.O. 2.1.97

IDENTIF. REFERENCE

Aug 13 10 26 AM '80

FELIX Z. HAILSUN REGISTER
DAVIDSON COUNTY TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5636 PAGE 498

RECEIVED OF _____

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
		35000.00-	CO	
		91.00	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	97.50-
5376A08/13/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 2 1 9 7

IDENTIF. REFERENCE

Aug 13 10 26 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 773461