BOOK 5640 PAGE 579

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,200.00

Beverly B. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 80.

Notary Public

MY COMMISSION EXPIRES: July 14, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly B. Johnson (NAME)	Home Federal Savings & Loan Association (NAME)	142-05
Unit R-308 8300 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	#103
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	9D-65207

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~~, I, Michael Wayne Felton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly B. 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:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, pages 75, 76 and 77, Register's Office for said County, the part hereby described being:

Unit No. R-308, on said Plan, together with the Carport designated No. R-308-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three Condominium.

Being the same property conveyed to Michael Wayne Felton by deed from Anita Pace, Trustee, of record in Book 5293, page 620, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a first mortgage Deed of Trust of record in Book 4906, page 914, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The purchasers join in this conveyance and hereby agree to all the terms herein set out, and assume payment of the loan referred to hereinabove.

And I, Julia M. Felton, wife of the within Michael Wayne Felton, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

This is unimproved ( ) improved (X) property, known as Unit R-308, 8300 Sawyer Brown Road, Nashville, TN
(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 15th day of August, 19 80

Michael Wayne Felton

Julia M. Felton

Beverly B. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned
a Notary Public in and for said County and State, the within named Michael Wayne Felton and Beverly B. Johnson and Julia M. Felton

the bargainor s, 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 15th day of August 1980.

Commission expires July 11, 1981

Notary Public

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STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at
on this the
day of , 19:

My commission expires

Notary Public

WARRANTY DEED

FROM

Michael Wayne Felton

TO

Beverly B. Johnson

G.O.3703

RUSH

IDENTIF. REFERENCE

AUG 21 2 16 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 15th day of August, 1980, before me personally appeared Michael Wayne Felton, to me known to be the person who executed the foregoing instrument in behalf of Julia M. Felton, and acknowledged that he executed the same as the free act and deed of said Julia M. Felton.

Witness my hand and official seat at Nashville, Tennessee, this 15th day of August, 1980.

NOTARY PUBLIC

My Commission expires: July 11, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5640 PAGE 581

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

62200.00- CO
161.72 CO TX
.50 PRFEE
6.00 WDEED
CHECK 168.22-
7259A08/21/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

603703

IDENTIF. REFERENCE

AUG 21 2 16 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 775283