This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5693 PAGE 942

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evelyn J. Johnson	Home Federal Savings & Loan Assn.	142-11-121
(NAME)	(NAME)	
544 Westgate Court	230 Fourth Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Evelyn J. Johnson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Evelyn J. Johnson has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $27,500.00, secured by deed of trust of record in Book 4892, page 147, Register's Office for Davidson County, Tennessee,

We, Theron J. Rice, Jr., and wife, Sandra Newton Rice

have this day bargained and sold, and do hereby transfer and convey unto the said Evelyn J. Johnson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Westward Winds, as of record in Book 3700, page 32, Register's Office for said County.

Said Lot no. 14 fronts 53.86 feet on the northerly side of the terminus of Westgage Court, and extends back between lines 126.4 feet on the westerly line and 140.4 feet on the easterly line, to a dead line in the rear, which is a broken line, measuring a total of 212.6 feet thereon.

Being the same property conveyed to Theron J. Rice, Jr. and wife, Sandra Newton Rice by deed from Jeffrey M. Bradley and wife, Candace E. Bradley, of record in Book 4892, page 145, Register's Office for said County.

This conveyance is subject to the recorded plan of record in Book 3700, page 32, Register's Office for said County, which shows an Owner's Certificate, a 30-foot set-back line from Westgate Court, a 10-foot easement for public utilities and drainage, an easement for public utilities and drainage along the westerly 145.9 feet of the rear line of the lot, being 10-feet wide at the northeast corner, and 21 feet wide at the northwest rear corner of the lot; and restrictive covenants of record in Book 3944, page 377, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of Dec. 19 80

Notary Public

My commission expires: 4/8/84 (Affix Seal)

NOTARY PUBLIC

This is unimproved ( ) improved (X) property, known as 544 Westgate Court, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 19th *day of* December, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Theron J. Rice, Jr.

Sandra Newton Rice

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Theron J. Rice, Jr. and wife, Sandra Newton Rice

the within named 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* 19th *day of* December, *19* 80

NOTARY PUBLIC AT LARGE

Mary Ensey *Notary Public*

Commission expires 4/8/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

1980 12/23 159.90- CHECK

G 2.3.2.1.2

IDENTIF. REFERENCE

DEC 23 3 30 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Theron J. Rice, Jr. and wife,
Sandra Newton Rice

TO

Evelyn J. Johnson

23151

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5693 PAGE 944

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
			59000.00-	CO
			153.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	159.90-
1980A12/23/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 2 1 2

IDENTIF. REFERENCE

DEC 23 3 39 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 799188