4482 01/13 170.30- CHECK

BOOK 5699 PAGE 431

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

63,000.00 Donald J. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 19 81

Notary Public

MY COMMISSION EXPIRES: 1-

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Johnson (NAME)	Western Pacific Financial Corporation (NAME)	108-4
3121 Noble Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue (STREET ADDRESS)	76
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92404 (CITY) (STATE) (ZIP)	3D 85905

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, Frank C. Batson and wife Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Johnson and wife Maria 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. 159 on the Plan of Larchwood Subdivision, Section 2, of record in Plat Book 5200, Pages 57, 58, 59, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Frank C. Batson et ux Judy W. Batson by deed of record in Book 5676, Page 775, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3121 Noble Valley Drive (House Number) (Street) Nashville, TN 37214 (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 9TH day of JANUARY, 19 81

Frank C. Batson

Frank C. Batson Judy W. Batson by Frank Batson atty. in fact Judy W. Batson

STATE OF TENNESSEE }

County of DAVIDSON

BOOK 5699 PAGE 432

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9TH day of JANUARY 1981

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ 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 Frank C. Batson

TO Donald J. Johnson

G 2.5.0.6 5

IDENTIF. REFERENCE

JAN 13 8 50 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE

COUNTY OF DAVDISON

On this the 9th day of January, 1981, before me personally appeared Frank C. Batson to me known to be the person who executed the foregoing instrument in behalf of Judy W. Batson and acknowledged that he executed the same as the free act and deed of said Judy W. Batson.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-21-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5699 PAGE 433

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
			63000.00- CO	
			163.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	170.30-
4482A01/13/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

625065

IDENTIF. REFERENCE

JAN 13 8 50 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 801587