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

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8955

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Johnson and wife, Ella Blair Johnson	1st Financial S. + L. Assn	130-11-97
(NAME)	1048 Ogden Ave (NAME)	
3908 Wayland Drive	P.O. Box B	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Downers Grove, Ill. 60515	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

07/29 227.50- CHECK

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Douglas Johnson and wife, Ella Blair 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 Douglas Johnson and wife, Ella Blair Johnson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $55,000.00, secured by deed of trust of record in Book 5380, page 838, Register's Office for Davidson County, Tennessee,

I, James L. Hibbett, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Douglas Johnson and wife, Ella Blair 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. 3, Block R, on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for said County.

Said Lot No. 3 fronts 125 feet on the north side of Wayland Drive and extends back 371.3 feet on the east line and 326 feet on the west line to a dead line measuring 133.3 feet thereon.

Being the same property conveyed to James L. Hibbett, Jr. by deed from Harold Reeves, Trustee, of record in Book 5466, page 996, Register's Office for said County.

This conveyance is subject to the plan of record in Book 1424, page 25, Register's Office for said County, which shows an Owner's Certificate, 75-foot building set-back line from Wayland Drive, and a 10-foot easement for public utilities; and a perpetual 10-foot easement reserved over the rear line of the lot for utility installation and maintenance, of record in Book 1512, page 384, Register's Office for said County.

I, Patti McBride Hibbett, wife of James L. Hibbett, Jr., do hereby join in the execution of this instrument in order to convey any marital rights I have in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Subscribed and sworn to before me, this the 27th day of July 19 81

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 3908 Wayland Drive, Nashville, Tennessee 37215
(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., except for 1981 taxes which are prorated and assumed by the purchasers.

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 27th *day of* July, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James L. Hibbett, Jr.

Patti McBride Hibbett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Emaly *a Notary Public in and for said County and State,* James L. Hibbett, Jr. and wife, Patti McBride Hibbett

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, *this* 27th *day of* July, *19* 81.

Commission expires 4/8/84

Mary Emaly *Notary Public*

NOTARY PUBLIC ... Tennessee

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 .....

WARRANTY DEED

FROM
James L. Hibbett, Jr.

TO
Douglas Johnson and wife,
Ella Blair Johnson

G 5 2 5 2 4

IDENTIF. REFERENCE

JUL 28 9 54 AM '81

PETTY Z. ... SON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

...ICAGO TITLE INS. CO.
...ST AMERICAN CENTER
...SHVILLE, TENN. 37238 39768

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVIELE, TENNESSEE

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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
			85000.00-	CO
			221.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	227.50-
6995A07/28/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 2 5 2 4

IDENTIFICATION REFERENCE

JUL 28 9 54 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 834817