BOOK 5730 PAGE 276

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1981

Notary Public

MY COMMISSION EXPIRES: April 14, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Carl Johnson etux (NAME)	Metropolitan Federal Savings & ~~Loan Assn.~~ (NAME)	102-14
705 Newberry Road (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	67
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	8DZ-48395

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, Errol A. Fellers and wife, Penny B. Fellers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry Carl Johnson and wife, Sandra Kelley 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 Lot No. 327 on the Plan of Brockmeade, Section 9, of record in Book 2331, pages 34 and 35, Register's Office for said County.

Said Lot No. 327 fronts 99.0 feet on the westerly line of Newberry Road and runs back 477.9 feet on the broken northerly line and 412.7 feet on the southerly line to a rear line on which it measures 172.0 feet thereon.

BEING the same property conveyed to Errol A. Fellers and wife, Penny B. Fellers by deed from Basil W. Elliston and wife, Martha J. Elliston, of record in Book 4936, page 592, Register's Office for Davidson County, Tennessee.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4936, page 594, said Register's Office, securing a promissory note dated July 24, 1975, payable to the order of First Federal Savings & Loan Association of Nashville, with a present unpaid principal balance of approximately $32,905.06, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

This conveyance is further subject to restrictive covenants filed of record in Book 2436, page 553, and any other existing easements of record.

This is unimproved ( ) improved (XX) property, known as 705 Newberry Road (House Number) (Street) Nashville, TN 37205 (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 31st day of August, 19 81

ERROL A. FELLERS:

PENNY B. FELLERS: Penny B. Fellers

STATE OF TENNESSEE
Davidson County

BOOK 5790 PAGE 277

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Errol A. Fellers and wife, Penny B. Fellers

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 31st day of August, 81.

Commission expires April 17, 1983

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

File Box 11

WARRANTY DEED

FROM

ERROL A. FELLERS ET UX

PENNY B. FELLERS

TO

HARRY CARL JOHNSON ETUX

SANDRA KELLEY JOHNSON

G 58260

IDENTIF. REFERENCE

SEP 1 3 40 PM '81

FELIX Z[illegible] II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

,5978 09/01 208.00- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5790 PAGE 278

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
			77500.00- CO	
			201.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 209.00-	
597UA09/01/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 8 2 6 0

IDENTIF. REFERENCE

SEP 1 3 40 PM '81

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

No. 841555