FORM NO. WD-1

BOOK 6067 PAGE 4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 19 83

Notary Public

MY COMMISSION EXPIRES: 6-16-85

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald P. LuBovich (NAME)	Dobson & Johnson, Inc.	Map 146-6
4917 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	Suite 1800 (NAME) One Commerce Place (STREET ADDRESS)	Parcel 18
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	OH-3100

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, PORTER W. WAGONER AND WIFE, RUTH WAGONER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD P. LUBOVICH AND WIFE, NANCY LUBOVICH

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. "B" on the Plan of Five Oaks Subdivision, Section 2, a resubdivision of part of Lot 3, Overton Park, as of record in Book 3106, page 71, said Register's Office.

Beginning on the westerly margin of Franklin Road, at the northeast corner of Five Oaks Subdivision, a resubdivision of Lot No. 4, Overton Park, as of record in Book 2854, page 125; thence with the northerly line of the latter subdivision, South 83° 10' West 329.82 feet; thence North 31° 17' west 341 feet; thence North 41° 55' East 92.3 feet; thence south 56° 20' east 159.5 feet; thence South 80° 40' east 334.3 feet to the westerly margin of the Franklin Road; thence with said road, South 6° 20' west 180 feet to the point of beginning.

Being the same property conveyed to Porter W. Wagoner by deed from B. L. Williamson and wife, Mirl Williamson of record in Book 4590, page 215, Register's Office for Davidson County, Tennessee.

And I, Ruth Wagoner, with of the within Porter W. Wagoner, 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 4917 Franklin Road, Nashville, TN 37220
(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 hands this 30th day of May, 1983

Porter W. Wagoner

Ruth Wagoner

STATE OF TENNESSEE
Davidson County

BOOK 6067 PAGE 5

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Porter W. Wagoner and wife, Ruth Wagoner

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 30th day of May 1983.

Commission expires July 21, 1985

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) (his oath) acknowledged (themselves) (himself) 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

Porter W. Wagoner and wife,

Ruth Wagoner

TO

Ronald P. LuBovich and wife,

Nancy LuBovich

H 5 1 2 0 3 RUSH

IDENTIF. REFERENCE

JUN 1 11 54 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1618 06/01 497.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6067 PAGE 6

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			185000.00- CO	
			481.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	487.50-
		1618A06/01/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 2 0 3

IDENTIF. REFERENCE

JUN 1 11 54 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 952983