FORM NO. WB-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 19 83

Notary Public

MY COMMISSION EXPIRES: 3-10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John R. Ashford (NAME)	First Nationwide Savings & Loan (NAME)	115-03-77
304 Country Court (STREET ADDRESS OR ROUTE NUMBER)	1701 Meridian Avenue (STREET ADDRESS)	2D-42049
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Miami Beach, FL 33139 (CITY) (STATE) (ZIP)	

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, Dan A. Johnson et ux Jeana C. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Ashford et ux Terri Lynn Ashford

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. 71 on the Plan of Revision, Resubdivision of Lots 70 and 71, The Country, Section Three, as of record in Book 5190, page 198, Register's Office for said County.

BEING the same property conveyed to Dan A. Johnson and wife, Jeana C. Johnson by deed from Robert M. Kuzma and wife, Barbara M. Kuzma of record in Book 5806, page 72, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5281, page 813, said Register's Office.

This conveyance is subject to building lines, an anchor easement and a public utility and drainage easement, all of record in Book 5190, page 198, said Register's Office.

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

09/26/83 • 50 - CHECK

This is unimproved ( ) improved (XX) property, known as 304 Country Court (House Number) (Street) Antioch (P O Address) TN (City or Town) 37013 (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 22ND day of SEPTEMBER, 19 83

Dan A. Johnson

Jeana C. Johnson Jeana C. Johnson

9878

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan A. Johnson et ux Jean C. Johnson

the bargainor, 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 22ND day of SEPTEMBER, 1983

Commission expires 4-19-87

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 (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

H 7.5 6 4.7.

IDENTIF. REFERENCE

SEP 26 8 54 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Dan A. Johnson

TO

John R. Ashford

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 183.50-	
9878A	09/26/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 7

H 7.5

IDENT. REFERENCE

Sep 26 8 54 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 981100