FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BOOK 6790 PAGE 677
EDWARD SEDDON — 1187 YULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis D. Johnson (NAME)	CBS Mortgage Company, Inc. (NAME)	MAP 96-13A
108 Lakebrink Drive (STREET ADDRESS OR ROUTE NUMBER)	2021 University Boulevard (STREET ADDRESS)	PARCEL 34
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35233 (CITY) (STATE) (ZIP)	

FOR AND 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, Larchwood Homes Association, a joint venture, composed of Frank C. Batson Quality Homes, Inc. and Union Financial Corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis D. Johnson and wife, Traci T. 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 Unit 56 of the First Revision, Phase One, Sec. Two, Larchwood Planned Unit Development of record in Plat Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Larchwood Homes Associates, a joint venture by deed from James M. Fischer, Jr. and wife Mary V. Fischer, of record in Book 6564, page 262, Register's Office said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6767, page 385, Book 6391, page 449, Book 6299, page 152, Book 6299, page 166, Book 6301, page 82 and Book 6301, page 96, Register's Office said County.

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

7.87.17

IDENTIFICATION REFERENCE

FEB 27 8 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 108 Lakebrink Drive, Nashville, TN 37214
(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 hand s this 21st day of February, 19 86

By: Wallene Hutcherson
Wallene Hutcherson, Assistant Vice-Pres.
Union Financial Corporation ~~Joint Venturor of Larchwood Homes~~ Asst V.P.
~~Associates~~

Larchwood Homes Association
By: Frank C. Batson, Pres.
Frank C. Batson, President
Frank Batson Quality Homes, Inc.
~~Joint Venturor of Larchwood Homes Associates~~

STATE OF TENNESSEE
COUNTY OF

BOOK 5790 PAGE 678

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and Ronald G. Grizzard or proved to me on the basis of satisfactory evidence with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Executive Vice-Pres. respectively of the Larchwood Homes Association, a joint venture the within named bargainor, and corporation, and that (he) (they) as such President and Executive Vice-Pres. being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said Ronald G. Grizzard as such Executive Vice-Pres.

Witness my hand and official seal at office at Nashville on this the 21st day of February 19 86

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Larchwood Homes Association

TO

Lewis D. Johnson
Traci T. Johnson

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public of the State and County aforesaid. personally appeared Frank C. Batson and Wallene Hutcherson with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the President and Asst. Vice-Pres. of Frank Batson Quality Homes, Inc. and Union Financial Corporation, respectively, both Tennessee Corporations as Joint Venturers of Larchwood Homes Associates, a Joint Venture and that said corporations as such Joint Venturers caused to be executed the foregoing instrument for the purposes therein contained, by signing the name of the respective corporations as such Joint Venturers.

Witness my hand and official seal at Nashville, on this 21st day of February, 1986.

My Commission Expires: 7-18-87

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6790 PAGE 679

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
			168.24	CSTAX
			.50	PRFEE
			6.00	MDEED
			CHECK	168.74-
			791GA02/27/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8 7.1 7.

IDENTIFICATION REFERENCE

FEB 27 8 07 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 222368