ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LARRY V. WELTY ET UX	CITY FEDERAL SAVINGS BANK	74-16
(NAME) 3833 BONNACREEK DRIVE	C/O THE KISSELL (NAME) COMPANY 30 WARDER STREET	Par 142 Ja
(STREET ADDRESS OR ROUTE NUMBER) HERMITAGE, TN. 37076	(STREET ADDRESS) SPRINGFIELD, OHIO	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, STEPHEN R. JOHNSON AND WIFE,

ROYCE R. JOHNSON, HEREINAFTER CALLED THE

GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said LARRY V. WELTY AND WIFE, VICKIE E. WELTY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 336 ON THE PLAN OF HERMITAGE HILLS, SECTION 3, AS OF RECORD IN BOOK 2900, PAGE 97, SAID REGISTER'S OFFICE.

SAID LOT NO. 336 FRONTS 80 FEET ON THE SOUTHERLY MARGIN OF BONNACREEK DRIVE AND RUNS BACK 173.3 FEET ON THE WEST LINE AND 157 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR, MEASURING 81.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN R. JOHNSON AND WIFE, ROYCE R. JOHNSON BY DEED FROM RONALD W. JOHNSON AND WIFE, JANICE W. JOHNSON AS OF RECORD IN BOOK 5141, PAGE 180, SAID REGISTER'S OFFICE.

2.1750

IDENTIFICATION REFERENCE

MAY 4 2 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3833 BONNACREEK DRIVE (House Number) (Street)
HERMITAGE, TN 37076 (P. O. Address) (City or Town) (Zip Code)

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.

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 30th day of APRIL, 19 87.

x Stephen R. Johnson
STEPHEN R. JOHNSON

x Royce R. Johnson
ROYCE R. JOHNSON

BOOK 7224 PAGE 165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named STEPHEN R. JOHNSON AND WIFE, ROYCE R. JOHNSON

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 APRIL, 1987.

My commission expires 9-11-90 Notary Public Stacey Shumphaus

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 64,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Larry V. Welty

Sworn to and subscribed before me
this 30th day of APRIL, 1987.

My commission expires 9-11-90 Notary Public Stacey Shumphaus

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY 107 DONELSON PIKE NASHVILLE, TN 37214C

Name Address

WARRANTY DEED

FROM STEPHEN R. JOHNSON ET UX

TO LARRY V. WELTY ET UX

MAIL TO:
WILLIAM G. TRABER
P.O. BOX 140255
NASHVILLE, TN 37214

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7224 PAGE 166

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
			64900.00- CAMT.	
			181.72 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.22-
2399A05/04/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21750

IDENTIFICATION REFERENCE

MAY 4 2 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77043