BOOK 7278 PAGE 643 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.

Gary M. Johnston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 87

Notary Public

MY COMMISSION EXPIRES: March 15 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North - Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
GARY M. JOHNSTON (NAME)	HOME SAVINGS OF AMERICA, F.A. (NAME)	136-16A-34co
2425 Ravine Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Pasadena, California 91109-7075 (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, BEULAH LAND FARMS, A TENNESSEE PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY M. JOHNSTON AND WIFE, DIANNE M. JOHNSTON

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. 50 on the Plan of Subdivision of Tracts 8, 9, & 10 of Nashboro Village of record in Book 6200, page 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being part of the same property conveyed to BEULAH LAND FARMS, A TENNESSEE PARTNERSHIP, by deed from 2250 ASSOCIATES, A TENNESSEE JOINT VENTURE, of record in Book 6837, page 338, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached marked exhibit "A")

RECEIVED FOR RECORD JUN 29 1987 AT 11:11 AM
TENNESSEE REAL ESTATE TRANSFER TAX
40.00

unimproved ( ) This is improved (X) property, known as 2425 Ravine Drive (House Number) (Street) Nashville, TN 37217 (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 hand s this 25th day of June, 19 87

BEULAH LAND FARMS, A TENNESSEE PARTNERSHIP

By: Partner

Partner

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STATE OF TENNESSEE
Davidson County

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, (or proved to me on the basis of satisfactory evidence) 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
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Robert M. Whitfield and Cleo Hall Whitfield

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of the Beulah Land Farms, the within named bargainor, a partnership, and that they as such Partners being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as Partners

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 19 87.

Jo Ann Smith Notary Public

Commission Expires March 11, 1991

JO ANN SMITH NOTARY PUBLIC DAVIDSON COUNTY STATE AT LARGE

WARRANTY DEED

FROM

BEULAH LAND FARMS

TO

GARY M. JOHNSTON AND WIFE,

DIANNE M. JOHNSTON

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1. Declaration of Covenants, Conditions, Easements Liens and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in instrument of record in Book 4827, page 14, and Supplemental Declaration of Covenants and Restrictions as to Sites 8, 9 and 10, of Nashboro Village, of record in Book 5465, page 561, amended in Book 5588, page 429, Register's Office for Davidson County, Tennessee.

2. Overhead line easement conveyed by deed from Robert A. Kent, J. Reid Horne, Jr. and Bruce Smith, Nashboro Village Associates to Electric Power Board, Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4821, page 111, Register's Office for Davidson County, Tennessee.

3. Easement for TVA power line and/or lines of record in Book 437, page 14, Register's Office for Davidson County, Tennessee.

4. Pipeline easement vested in Colonial Pipeline Company by decree entered in Minute Book 75, page 192, Third Circuit Court for Davidson County, Tennessee, a certified copy of which is recorded in Book 3955, page 180, Register's Office for Davidson County, Tennessee.

5. Right-of-way being 10 feet wide conveyed to Colonial Pipeline Company of record in Book 4588, page 473, Register's Office for Davidson County, Tennessee.

NOTE: Said easements and right-of-way shown above as Exceptions 8, 9 and 10, in favor of T.V.A. and Colonial Pipeline Company are shown on the survey of Barge, Waggoner, Sumner and Cannon, Inc., dated September 22, 1981, revised October 16, 1981, as running in a generally northwesterly southeasterly direction across the following: the southwest portion of Open Space 1, the middle portion of the Second Revised Tracts 4A and 4B, the southwest portion of Tract 3, the northwest and southwest portion of Open Space III, and the southwest portion of Tracts 8, 9 and 10.

6. Easement for the flow of any creeks, branches or waterways.

7. Easement of record in Book 4254, page 410, said Register's Office, for the perpetual right, power, privilege and easement occasionally to overflow, flood and submerge Tracts Nos. 740E, 1814E, 2004E, and to maintain mosquito control in connection with the operation and maintenance of the J. Percy Priest Dam and Reservior Project as authorized by the acts of Congress approved June 28, 1938, (Public Law 761, 75th Congress, 3rd Session) and July 24, 1946, (Public Law 525, 79th Congress, 2nd Session) together with all right, title and owners certificates, various minimum building setback lines, easements and dedicated right of ways to road, to which plats reference is here made for the location and dimensions.

8. The Plan of record in Book 5200, pages 186-189, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Ravine Drive and a 10 foot easement for public utility and drainage purposes along the rear and southwesterly side-line and a 20 foot minimum rear yard line of said lot.

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
			115000.00- CAMT.	
			322.00 CSTAX	
			.50 PRFEE	
			9.00 WDFEE	
			CHECK	331.50-
			3389A06/25/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40006

IDENTIFICATION REFERENCE

JUN 25 2 11 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 97597