File in Box # 14

BOOK 8434 PAGE 847

FORM NO. WD-1
7529-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: 7/24/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
M. ERIC JOHNSON (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 312-09
922 Battery Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 113
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# OH-08585

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, TIHAMER Z. CSAKY AND WIFE, SUSAN D. CSAKY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. ERIC JOHNSON AND WIFE, NANCY G. 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:

LAND in Davidson County, Tennessee, being the westerly 100 feet of the southerly part of Lot No. 26 on the Plan of Oak Hill Subdivision, No. 1, of record in Book 547, Page 49, Register's Office for said County.

Said Part of Lot No. 26 fronts 100 feet on the northerly margin of Battery Lane and extends back 483.4 feet, more or less, on the easterly line and 492.8 feet, more or less, on the westerly line to a line in the rear which measures 100 feet thereon.

BEING the same property conveyed to Tihamer Z. Csaky and wife, Susan D. Csaky, by Deed from Roy Christopher Magill and wife, Linda C. Magill, of record in Book 7589, Page 80, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Tihamer Z. Csaky and wife, Susan D. Csaky pursuant to a Power of Attorney executed by same on the 15th day of August, 1991, and being filed for record simultaneously herewith.

unimproved { } This is improved { } property, known as 922 Battery Lane, 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 their hand s this 30th day of August, 19 91

TIHAMER Z. CSAKY Tihamer Z. Csaky
By: Ann Hutton, att-in-fact
Ann Hutton, Attorney-in-fact

SUSAN D. CSAKY Susan D. Csaky
By: Ann Hutton, att-in-fact
Ann Hutton, Attorney-in-fact

STATE OF TENNESSEE
Davidson County

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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, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires_____ _____Notary Public

4146 WARRANTY DEED

FROM TIHAMER Z. CSAKY AND WIFE, SUSAN D. CSAKY

TO ERIC JOHNSON AND WIFE, NANCY G. JOHNSON

SEP 4 9 40 AM '91

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE Davidson County ss:

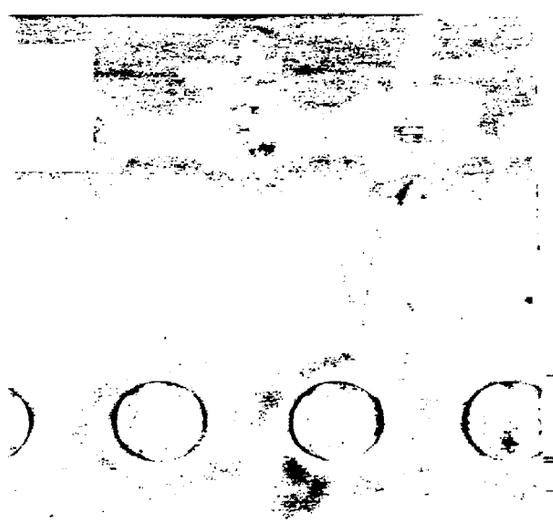
On this 30th day of August, 1991, before me personally appeared ANN HUTTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIHAMER Z. CSAKY AND WIFE, SUSAN D. CSAKY, and acknowledged that she executed the same as the free act and deed of the said TIHAMER Z. CSAKY AND WIFE, SUSAN D. CSAKY.

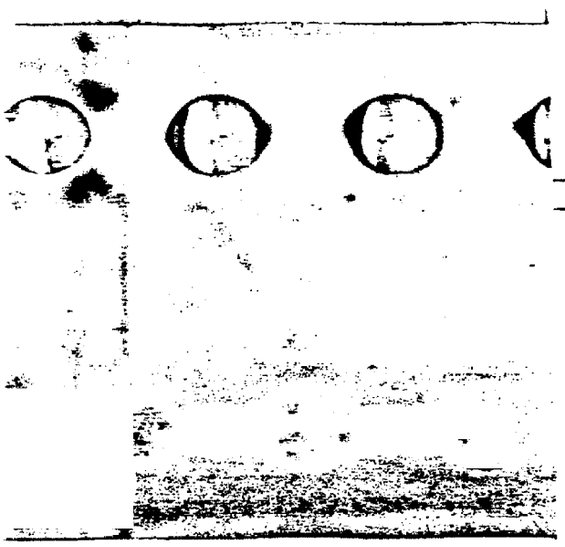
My commission expires: 7/24/93

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7604 09/04 01 0 CHECK 554.60





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
			CAMT	148000.00
			CON TX	547.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	554.60
			CHECK	554.60
09/04/91	01		09:42 0001	7604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 1 4 6

IDENTIFICATION

SEP 4 9 40 AM '91

No. 455895