mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9514 PG 117

ADDRESS NEW OWNER:

ELMER FRANK JOHNSON AND WIFE,
ORA ELIZABETH JOHNSON
2715 PENN MEADE DRIVE
NASHVILLE, TN 37214

MAP/PARCEL NUMBER:

MAP 52-13-A, PARCEL 6

SEND TAX BILLS TO:

SOURCE ONE MORTGAGE SERVICES CORP.
27555 FARMINGTON ROAD
FARMINGTON HILLS, MI 48334-3357

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $69,825.40.

Anita D. Richards
AFFIANT

Subscribed and sworn to me, this the 31 day of OCTOBER, 1994.

Notary Public
My commission expires: 1-4-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94 NOV -7 PM 1:52
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

06835
IDENTIF. ↑ REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from MARTIN A. LEWIS AND WIFE, BONNIE A. LEWIS, to VADEN LACKEY, JR., TRUSTEE, as evidenced by a Deed of Trust of record in Book 7898, page 805, Register's Office for Davidson County, Tennessee, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, WINIFRED DAYLE WARD, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ELMER FRANK JOHNSON AND WIFE, ORA ELIZABETH JOHNSON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to

the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2715 PENN MEADE DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 31 day of OCTOBER, 1994.

WINIFRED DAYLE WARD

ELMER FRANK JOHNSON

ORA ELIZABETH JOHNSON

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WINIFRED DAYLE WARD, UNMARRIED, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 31 day of OCTOBER, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELMER FRANK JOHNSON AND WIFE, ORA ELIZABETH JOHNSON, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 31 day of OCTOBER, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Being Unit No. 6 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the plan for River Glen, Phase I, of record in Book 6900, page 671, Register's Office for DAvidson County, to all of which reference is heremade for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Winifred Dayle Ward, unmarried, by Warranty Deed from Martin A. Lewis, unmarried, of record in Book 9417, page 237, Register's Office for Davidson County, Tennessee.

5553 11/07 0101 03CHECK 267.36

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 6900, page 650 and 651, as amended in Book 6900, page 671, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, ,Register's Office for Davidson County, Tennessee.

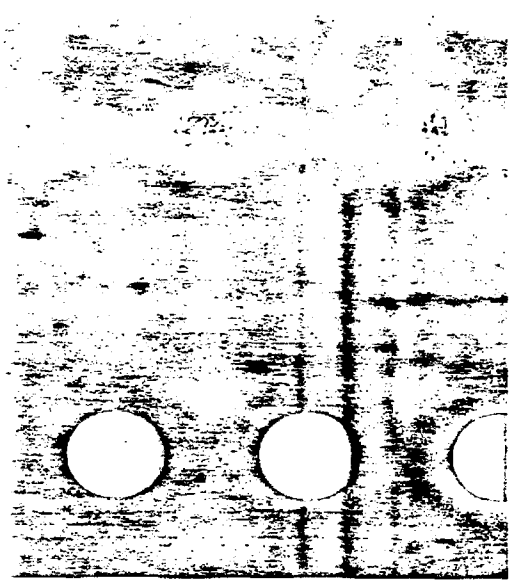
5. Deed of Trust from Martin A. Lewis and wife, Bonnie A. Lewis, to Vaden Lackey, Jr., Trustee, of record in Book 7898, page 805, said Register's Office, to secure to Fidelity Federal Savings & Loan Association of Tennessee the payment of one note dated July 25, 1989, in the original principal amount of $58,800.00, due and payable as set forth therein.

6. Transmission Line easement of record in Book 3961, page 681, said Register's Office.

7. Flowage Easement to the United States of America regarding the Cumberland River, of record in Book 2200, page 119, said Register's Office.

8. Title to that portion of land lying between the high and low water mark of the Cumberland River.

9. A 20-foot road easement of record in Book 186, page 559, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

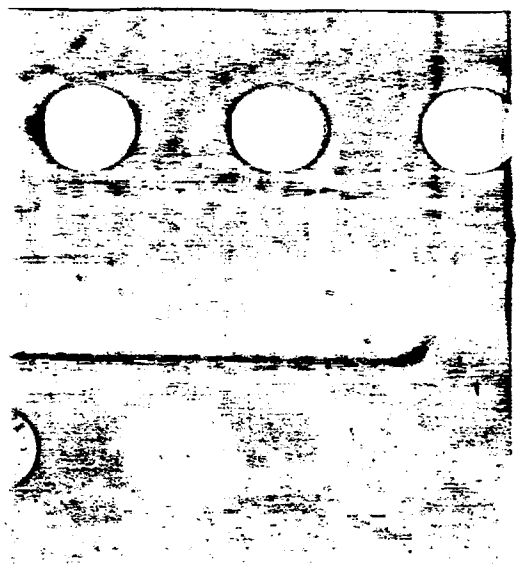
RECEIVED OF _____

FOR _____

BOOK 9514 PG 120

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	69825.40
CON TX	258.36
PRFEE	1.00
WDEED	8.00
TOTAL	267.36
CHECK	267.36

11/07/94 01 13:52 0001 5553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06835
IDENTIF. ↑ REFERENCE

94 NOV -7 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851830