This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Lester R. Ostrander
4829 Old Hydes Ferry Road
Nashville, TN 37218

SEND TAX BILLS TO: SAME

WARRANTY DEED

(part of Map 68, Parcel No. 75.00 and part of Map 68, Parcel 40.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned **Lewis N. Johnson and wife, Vicki Johnson,** have bargained and sold and do hereby transfer and convey unto **Lester R. Ostrander and wife, Joan D. Ostrander,** their heirs and assigns, forever, that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

LAND in the old 13th Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin on the north bank of the Cumberland River at the 391 foot contour, being the southwest corner of the Sue T. Viaches property of record in Book 4795, page 203, Register's Office for Davidson County, Tennessee, and the southeast corner of the Lewis N. Johnson property of record in Book 5927, page 972, Register's Office for Davidson County, Tennessee; thence with said 391 foot contour line of the Cumberland River, S 44° 42' 20" W, 485.12 feet to the southwest corner of said Lewis N. Johnson; thence continuing with said contour line S 46° 16' 12" W, 378.09 feet to a point; thence leaving river with a new line N 04° 16' 47" W, 665.74 feet to an iron pin; thence N 69° 07' 09" E, 281.97 feet to an iron pin in the west boundary line of said Sue T. Viaches property, and being the east boundary line of Lewis N. Johnson; thence with said line S 60° 11' 28" E, 71.05 feet to a point; thence S 77° 57' 17" E, 161.39 feet to a cedar tree; thence S 63° 47' 00" E, 202.00 feet to the point of beginning, containing 6.06 acres, more or less, according to an unrecorded survey dated September 15, 1995 by Ralph Roberson, RLS #425, 428 Kinhawk Drive, Nashville, TN 37211.

THERE IS ALSO INCLUDED AND CONVEYED HEREIN AN INGRESS AND EGRESS RIGHT-OF-WAY EASEMENT through the Billy Joe Johnson property, from Billy Joe Johnson and wife, Ruth E. Johnson, to Lewis N. Johnson, his heirs, successors and assigns, of record in Book 9889, page 621, Register's Office for Davidson County, Tennessee, the centerline being described therein as follows:

BEGINNING at a point where the centerline of the existing road bed intersects the westerly boundary line of the above described tract, said point being S 04° 16' 47" E, 176.83 feet from the northwest corner of the above described tract; thence N 77° 05' 30" W, 44.25 feet to a curve to the right, having a radius of 34.84 feet, a tangent of 25.00 feet and a length of 43.37 feet; thence N 05° 46' 04" W, 65.65 feet; thence N 22° 01' 07" W, 108.27 feet; thence N 08° 15' 49" W, 330.55 feet; thence N 09° 08' 11" E, 91.00 feet; thence N 04° 09' 04" W, 92.97 feet; thence N

25° 58' 06" W, 39.94 feet; thence N 50° 13' 31" W, 59.47 feet; thence N 30° 15' 18" W, 57.54 feet and N 35° 15' 07" W, 100.00 feet to a point in the south boundary line of the Larry B. Johnson property of record in Book 4115, page 159, Register's Office for Davidson County, Tennessee, said point being S 65° 38' 07" W, 9.0 feet from his southeast corner.

BEING part of the same property conveyed to Lewis N. Johnson, a single person by deed from Billy Joe Johnson of record in Book 5927, page 972, and being all of the same property conveyed to Lewis N. Johnson, a single person, by deed from Billy Joe Johnson and wife, Ruth E. Johnson, of record in Book 9889, page 621, both of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

Vicki Johnson, spouse of **Lewis N. Johnson**, joins in this conveyance solely to convey any right, title or interest she may have in the aforementioned property, marital or otherwise.

This is improved property known as: 4829 Old Hydes Ferry Road, Nashville, TN 37218

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are 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 as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 27th day of August, 1996.

Lewis N. Johnson
LEWIS N. JOHNSON

Vicki Johnson
VICKI JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Glenn S. Macbeth, a Notary Public within and for the State and County aforesaid, personally appeared Lewis N. Johnson and wife, Vicki Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 27th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$72,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

$67,000.00

Affiant

Subscribed and sworn to before me this 27th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

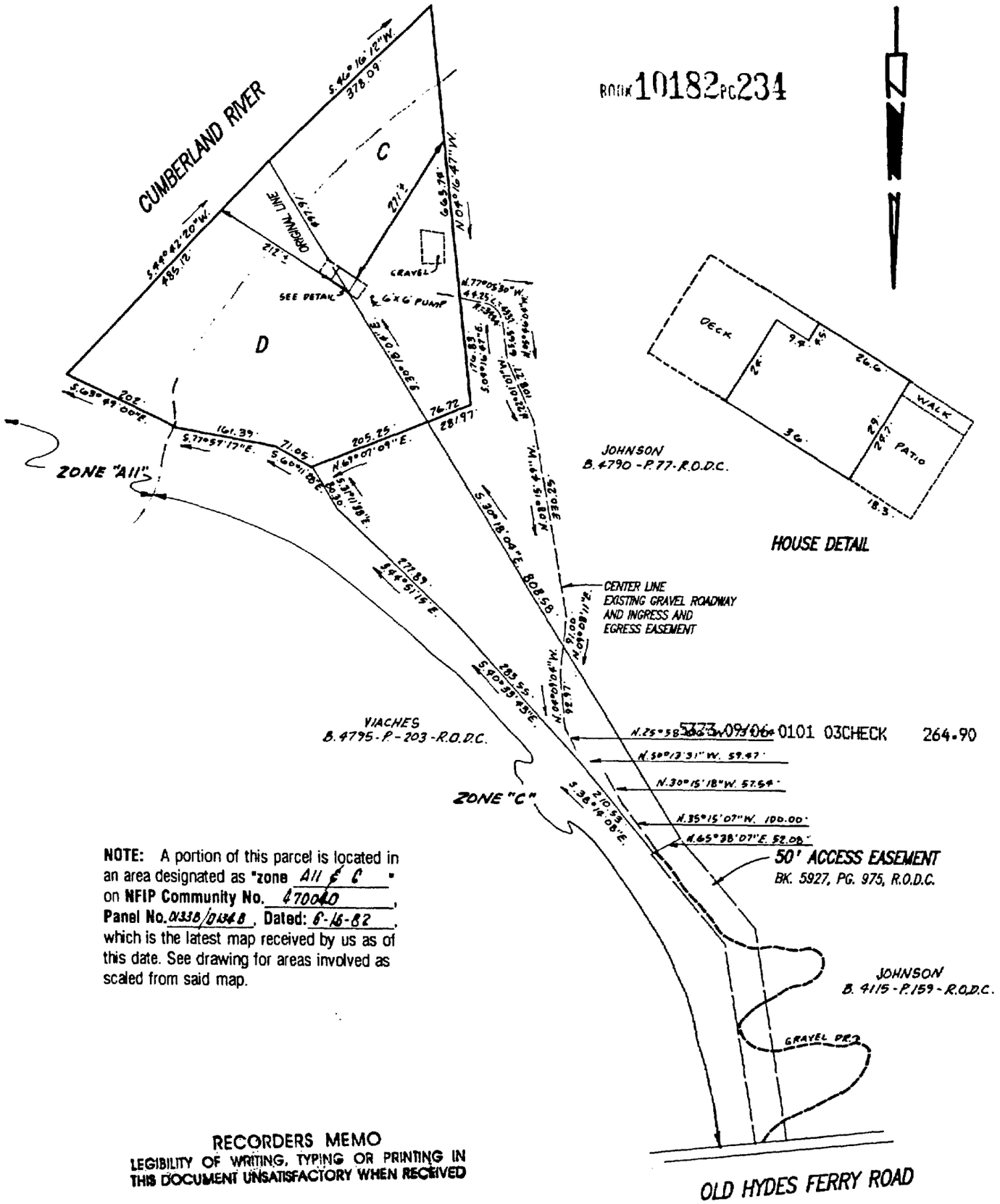
GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN

022353
IDENTIFICATION REFERENCE

96 SEP -6 PM 2:16
FELIX Z. HILSMITH REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

BOOK 10182 PG 234



0101 03CHECK 264.90

NOTE: A portion of this parcel is located in an area designated as "zone AII & C" on **NFIP Community No.** 470040, **Panel No.** 0338/0348, **Dated:** 6-16-82, which is the latest map received by us as of this date. See drawing for areas involved as scaled from said map.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MORTGAGE LOAN INSPECTION

OWNER: LESTER & JOAN D. OSTRANDER

SCALE: 1" = 200' DATE: AUGUST 16, 1996

PROPERTY LOCATED: 4829 OLD HYDES FERRY ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: TRACTS C & D AND IMPROVEMENTS, DESCRIBED ACCORDING TO A SURVEY BY RALPH ROBERSON

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

SIGNED: JOHN KOHL & COMPANY, P.C.

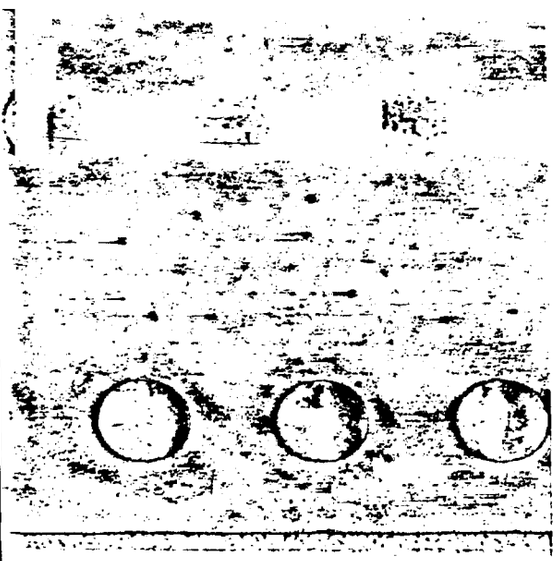
By:

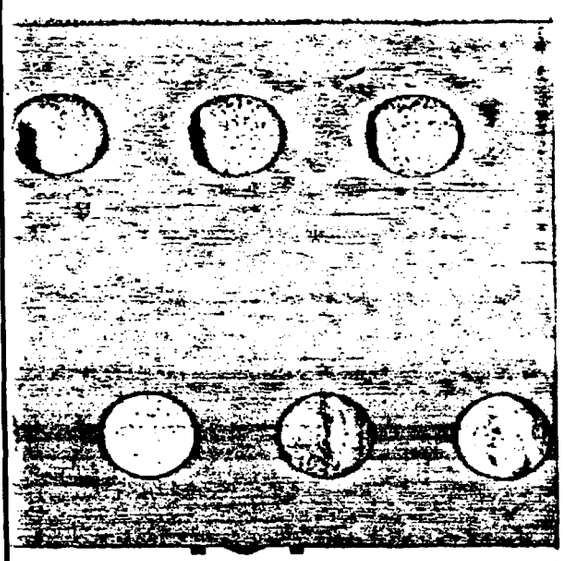
RECORDED:

FILE NO. 10002.0-215

JOHN B. KOHL III REGISTERED LAND SURVEYOR TENNESSEE No. 1100

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535





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

RECEIVED OF _____

FOR _____

BOOK 10182 PG 235

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	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	16.00
TOTAL	264.90
CHECK	264.90

09/06/96 01 14:19 0001 5373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222353
IDENTIF. ↑ REFERENCE

96 SEP -6 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027867