This Deed prepared by R. D. Anderson, Attorney
1414 Nashville Bank & Trust Building
Nashville, Tennessee 37201

BOOK 4181 PAGE 979

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| H. H. Richardson and A. H. Johnson (NAME:) | A. H. Johnson (NAME:) | 4D Map 75-13 |
| Lebanon Road (STREET ADDRESS OR ROUTE NUMBER) | Lebanon Road (STREET ADDRESS) | Par 214 |
| Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE) | Hermitage, Tennessee 37076 (CITY) (ZONE) (STATE) | P/O |

*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, the receipt whereof is hereby acknowledged,

We, A. H. Johnson and wife, Malvin Johnson as co-trustees of Hermitage, Davidson County, Tennessee, with full power to mortgage, transfer and convey:

*have bargained and sold, and by these presents do transfer and convey unto the said* H. H. Richardson and A. H. Johnson their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning at a spike and a cap in the westerly right-of-way of Lebanon Road, 35 feet northwesterly from the centerline; being the southeast corner of the original Hermitage Hills Shopping Center tract, being also a point on a curve having a radius of approximately 2,830 feet; thence in a southwesterly direction with said curve an arc distance of 62.74 feet to a point; thence with the line of the remaining area of the shopping center tract: North 58 degrees and 21 minutes West 292.7 feet to a point; North 31 degrees and 39 minutes East 62.73 feet to a point; South 58 degrees and 21 minutes East, running also with the southerly line of the original Hermitage Hill Shopping Center tract, 292.0 feet to the beginning, containing 0.421 acres more or less.

Being part of the same property conveyed to Miller G. Kimbrough, as trustee for H. H. Richardson, A. H. Johnson and Southern Trust Company with full power to mortgage, transfer and convey, by deed from Jas. E. Covington, Clerk and Master of the Chancery Court in Nashville, of record in book 2694, page 514 Register's office of Davidson County, Tennessee.

AND Being the same property conveyed to A. H. Johnson, trustee by deed from Miller G. Kimbrough, trustee of record in book 4056, pages 996 and 997, Register's Office for Davidson County, Tennessee.

This is improved ( ) ( X ) property, known as Drug store property, Lebanon Rd., Hermitage, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* H. H. Richardson and A. H. Johnson their *heirs and assigns, forever.*

*And* we *do covenant with the said* H. H. Richardson and A. H. Johnson *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.*

*And* we, A. H. Johnson and Malvin Johnson, trustees *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. H. Richardson and A. H. Johnson, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 25th *day of* May, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. H. Johnson

Malvin Johnson

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Mrs Margaret Ann Davis, *a Notary Public in and for said County and State, the within named* A. H. Johnson and wife, Malvin Johnson

*the bargainor...s, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* ... *day of* May, *19* 67.

Mrs Margaret Ann Davis, *Notary Public.*

*Commission Expires* Nov 5 1967

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*STATE OF* .....
*COUNTY OF* .....

*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, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

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

....., *Notary Public.*

*Commission Expires* .....

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

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

.....
*Notary Public*

*Commission Expires* .....

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STATE TAX $ 45.00
PROBATE .50
TOTAL $ 45.50

OCT 18 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 18 1967

Mail to: Mrs. A. H. Johnson
Hermitage Road
Hermitage, Tenn.

# WARRANTY DEED

FROM

A. H. Johnson and wife

Malvin Johnson, Co-trustees

TO

H. H. Richardson

A. H. Johnson Land

9280

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Oct 13 12 36 PM '67

NOTE BOOK 117 PAGE 528

RECORDING FEE $ 6.00

DEP. REG. ---






Compliments of

**Guaranty Title Company**

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

$ 30,000.00