This instrument prepared by;
Guaranty Title Co.
S. W. Corner Third & Union
Nashville, Tenn.

WARRANTY DEED

BOOK 4452 PAGE 244

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Fred Young and wife (NAME)	Fred Young and wife	14D-26685
5837 Eatons Creek Road (STREET ADDRESS OR ROUTE NUMBER)	5837 Eatons Creek (STREET ADDRESS)	Map. 29
Joelton, Tennessee (CITY) (P. O. ZONE) (STATE)	Joelton, Tennessee (CITY) (ZONE) (STATE)	P/o Par. 81 pt

For and in Consideration of the sum of Four thousand seven hundred Twenty five and No/100 ($4,725.00) *DOLLARS*

cash in hand paid by Fred Young and wife, Dorothy May Young, the receipt of which is hereby acknowledged,

OCT 15 80	CONV	*4,725.00			
OCT 15 80	S'TAX		A*	12.22	
OCT 15 80	PR'FEE		A*	.50	
OCT 15 80	W'DEED		A*	6.00	* 18.72

We, James B. Johnson and wife, Doris Ann Johnson

have bargained and sold, and by these presents do transfer and convey unto the said Fred Young and wife, Dorothy May Young, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel No. 1: Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as Tract No. 3 according to a survey made by C. J. Carney, Surveyor, May 29, 1957, as follows: Beginning at a point in the northern boundary line of the property conveyed to Nichols, north 9° 15' west 299.3 feet and north 42° west 120.8 feet from the center of the Old Eaten's Creek Road; thence with the northern boundary line of said Nichols property and the property conveyed to Lee Aita, north 83° west 510 feet to the southeast corner of Tract No. 1 shown on said survey; thence with the line between said Tracts Nos. 1 and 3 north 60° 54' east 132 feet to the common corner of Tracts Nos. 1, 3 and 4 as shown on said survey; thence with the line between said Tracts 3 and 4, north 86° 57' east 152 feet; thence south 63° 15' east 238 feet; thence south 42° east 36.1 feet to the beginning, containing 0.78 of an acre, more or less.

Parcel No. 2: Easement for the benefit of Parcel No. 1 as created by deed from William W. Glenn and wife, to James B. Johnson and wife, Doris Ann Johnson, dated June 9, 1969, and recorded in book 4342, page 39, Register's Office for said County, for ingress and egress over, under, and across the premises described as follows:

An easement for a driveway as now existing and as shown on the above survey extending from the southeasterly corner of Tract No. 4 on said survey in an easterly and southerly direction to Eaten's Creek Road on and across and over a strip or parcel of land which is dedicated for said purposes and to be used jointly by the owners of Tracts Nos. 1, 2, 3 and 4 as shown on said survey, their heirs and assigns and which is described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the 15th day of Oct 1980

Affiant

My commission expires: 1-27-73 (Affix Seal)

Notary Public

TREASURER'S OFFICE DAVIDSON COUNTY

Beginning at the southeast corner of Tract No. 4 on said survey being also the southwest corner of the property conveyed to Sanders; thence with the southern boundary line of said Tract No. 4, south 71° 30' west 67.5 feet to the common corner of Tract Nos. 3 and 4; thence with the eastern boundary line of said Tract No. 3, south 63° 15' east 238 feet; thence south 42° east 156.9 feet; thence south 9° 15' east 299.3 feet to the center of Old Eaten's Creek Road; thence with same south 88° east 50 feet; thence north 9° 15' west 299.3 feet; thence north 42° west 285 feet; thence north 73° west 122.1 feet to the beginning, containing 0.78 acres, more or less.
Being part of the same property conveyed to James B. Johnson and wife, Doris Ann Johnson, by deed from William W. Glenn and wife, Lois C. Glenn, of record in book 4342, page 39, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 5837 Eatons Creek Road (House Number) (Street) Joelton, Tennessee 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 Fred Young and wife, Dorothy May Young, their *heirs and assigns, forever.*

And we *do covenant with the said* Fred Young and wife, Dorothy May Young *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 *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fred Young and wife, Dorothy May Young, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 8th *day of* October, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James B. Johnson

Doris Ann Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Gunn Jr., a Notary Public in and for said County and State, the within named James B. Johnson and wife, Doris Ann 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 Davidson County, Tennessee, this 13th day of October, 19 70.

L. R. Gunn Jr., Notary Public.

Commission Expires 11-7-73

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.....

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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WARRANTY DEED

FROM

James B. Johnson, and wife

TO

Fred Young and wife

Mail To
Fred Young
Star Rt
Dickson
Tenn

193144

IDENTIF. REFERENCE

Oct 15 10 40 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE