K 4469

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

W. L. Bainbridge Company

TO

Claude E. Johnson and wife,
Frances Green Johnson

For draftsman's use

THIS INSTRUMENT WAS PREPARED BY
GRAHAM B. BOYCE, ATTORNEY
THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude E. Johnson (NAME)	Claude E. Johnson (NAME)	MAP 59
(STREET ADDRESS OR ROUTE NUMBER)	P/O (STREET ADDRESS)	PAR 30
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	MAP 59-9 PAR 146

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Dec 28 10 59 AM '70

FEE - REGISTER
DAVIDSON COUNTY, TENN.

B 00322

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 70

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of - - - - - - - - $10.00 - - - - - - - - - - - -

- - - - - TEN AND NO/100 - DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of all of which are hereby acknowledged,

W. L. Bainbridge Company has bargained and sold, and by these presents does transfer and convey unto the said Claude E. Johnson and wife Frances Green Johnson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, towit:

DEC28	CONV	* 500.00			
DEC28 S'TAX			A*	1.30	
DEC28 PR'FEE			A*	.50	
DEC28	W'DEED		A*	4.50	* 6.30

Land in the 1st Councilmanic District of Davidson County, Tennessee, being Parcel "A" on the survey by James L. Murphy, Jr. and Co. dated October 16, 1970 described as follows:

Beginning at a point lying on the southerly property line of the H. Lynn Greer, Jr., Trustee Property, as of record in Book 4168, Page 101, Register's Office Davidson County, Tennessee, said point further described as being the northwest corner of Reserved Parcel 146 as shown on the Plan of Haynes Estates, Section 5, as of record in Book 4300, Page 70, Register's Office Davidson County, Tennessee; thence running along the northerly property line of said Reserve Parcel 146 north 74 degrees 00 minutes 48 seconds east a distance of 230.64 feet to a point, said point further described as being the northwest corner of lot 250 as shown on the said Plan of Haynes Estates, Section 5; thence running along the westerly property line of said lot 250 south 12 degrees 53 minutes 29 seconds west a distance of

91.89 feet to a point, said point further described as being the southwest corner of said lot 250 and the northwest corner of lot 251 as shown on the said Plan of Haynes Estates, Section 5; thence running along the westerly property line of said lot 251 south 40 degrees 20 minutes 06 seconds east a distance of 22.16 feet to a point, said point further described as being the northeasterly corner of lot 253 as shown on the unrecorded Plan of Haynes Estates, Section 6; thence running along the northerly property line of said lot 253 south 30 degrees 35 minutes 05 seconds west a distance of 98.76 feet to a point, said point further described as being the northwest corner of said lot 253 and the northeast corner of lot 254 as shown on the said unrecorded plan of Haynes Estates and the northeast corner of lot 254 as shown on the said unrecorded plan of Haynes Estates, Section 6; thence running along the northerly property line of the said lot 254 south 65 degrees 49 minutes 35 seconds west a distance of 113.82 feet to a point lying on a curve having a radius of 350.0 feet; thence leaving the northerly property line of said lot 254 and running along the westerly property line of said lot 254 around a curve to the left a distance of 90.0 feet to a point lying at the beginning of a curve having a radius of 25.0 feet; thence around said curve to the left and in a southeasterly direction a distance of 35.82 feet to a point lying on a curve having a radius of 486.13 feet, said point further described as lying on the northerly margin of the proposed Fairmeade Drive as shown on the unrecorded plan of Haynes Estates, Section 6; thence running along the northerly margin of said Proposed Drive around said curve to the left and in a southwesterly direction a distance of 95.26 feet to a point lying at the beginning of a curve having a radius of 25.0 feet, said point further described as lying on the easterly property line of lot 255 as shown on the said unrecorded Plan of Haynes Estates, Section 6; thence around said curve to the left and in a northerly direction a distance of 36.82 feet to a point lying at the beginning of a curve having a radius of 400.0 feet; thence continuing said property line of lot 255 around said curve to the right and in a northerly direction a distance of 43.38 feet to a point lying on the southerly property line of the Claude E. Johnson Property as of record in Book 4453, Page 782, Register's Office Davidson County, Tennessee; thence running along the said southerly property line north 72 degrees 27 minutes 46 seconds east a distance of 26.81 feet to a point, said point further described as being the original southeast corner of the above mentioned Claude E. Johnson Property and the southwest corner of the said Reserved Parcel 146; thence running along the westerly property line of the said Reserved Parcel 146 north 16 degrees 14 minutes 08 seconds west a distance of 249.13 feet to the point of beginning, containing 0.84 acres, more or less. Being part of the same property conveyed to W. L. Bainbridge Company by deed from H. Lynn Greer, Trustee, Et Als, of record in Book 4039, Page 572, and Book 4368, Page 643, RODC, Tenn.

This is improved ( ) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude E. Johnson and wife Frances Green Johnson their heirs and assigns, forever.

And we do covenant with the said Claude E. Johnson and wife Frances Green 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 W. L. Bainbridge Company does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Claude E. Johnson and wife Frances Green Johnson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 12 TH day of November, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. L. BAINBRIDGE COMPANY

BY: W. L. Bainbridge

A Partner

In Witness Whereof, W. L. Bainbridge Co., a partnership, has caused this instrument to be executed by a partner duly authorized by an instrument of record in Book 3832, page 786, R.O.D.C. Tennessee.

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Ellen Stevens, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 1970.

Ellen Stevens, Notary Public

Commission Expires June 29, 1973

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 .