4623

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

A. H. Johnson and wife,

Malvin Johnson

TO

Hawes, Inc.

For draftsman's use

This Instrument Prepared By
A. HARRISON JOHNSON, JR.
2011 Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hawes, Inc. (NAME)	Same (NAME)	75-13
507 Heather Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt Pt 214
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	SH

B 6 9 4 6 2

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JUL 31 12 10 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 150,000 A H Johnson Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 72

Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of TEN ($10.00)---------- and NO/100---------- DOLLARS

and other valuable consideration, cash in hand paid to A. H. JOHNSON and wife, MALVIN JOHNSON, and EVA RICHARDSON, a widow, (sometimes referred to as "Grantors" herein) by HAWES, INC., a Tennessee corporation, Grantors.

have bargained and sold, and by these presents do transfer and convey unto the said

HAWES, INC.

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

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly right of way of U.S. Highway #70 (Lebanon Road), 35 feet from the center line thereof, being The Kroger Co.'s northeast corner; thence with Kroger's easterly line North 58° 10' West, 170.0 feet; South 31° 50' West 4.00 feet; North 58° 10' West 189.6 feet to an iron pin in the easterly right of way of Bonnaford Drive (25 feet from the center line thereof); thence with the easterly right of way of Bonnaford Drive North 31° 50' East, 370.97 feet to an iron pin; thence South 58° 21' East, 356.95 feet to a nail and cap in the westerly right of way of U.S. Highway #70; thence with a chord of a curve having a radius of approximately 2,830 feet, South 30° 31' West 121.96 feet to an iron pipe; thence South 31° 47' West 246.10 feet to the beginning, containing 3.048 acres more or less.

BEING property conveyed to a one half undivided interest in A. H. Johnson by deed from Miller G. Kimbrough, Trustee, of record in Book 4181, page 971, Register's Office for Davidson County, Tennessee, and a one half undivided interest in Eva Richardson, as devisee under the will of Harry H. (HH.) Richardson, deceased of record in Will Book 101, page 393, Probate Clerk's Office for Davidson County, Tennessee.

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unimproved (X)
This is improved ( ) property, known as Lebanon Rd., Hermitage, Tennessee
(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 HAWES, INC. its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said HAWES, INC. 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. except for restrictions of record and reservation of a 16 foot easement for an 8 inch sewer line the center of which runs approximately 8 ft. from the NW margin of Lebanon Rd which sewer line is shown on the topographic survey dated 12/17/68, by ~~and~~ Caronada Builders Corporation.

And we, the Grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said HAWES, INC., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 31ST day of July, 1972

A. H. JOHNSON

MALVIN JOHNSON

EVA RICHARDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. H. Johnson, Jr., a Notary Public in and for said County and State, the within named A. H. Johnson and wife, Malvin Johnson, and Eva Richardson the bargainors, 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 31ST day of July, 1972

A. H. Johnson, Jr. Notary Public

Commission expires Feb. 12, 1975

A. H. JOHNSON, JR. NOTARY PUBLIC DAVIDSON CO.

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 purposes therein contained, by signing the name of the corporation by ....self as .....

JUL.31 72 CONV 90,000.00
JUL.31 ST CONV 60,000.00
JUL.31 72 ST TAX A* 390.00
JUL.31 72 DOC FEE A* 4.00 * 394.50

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

....., Notary Public.

Commission expires .....