THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Howard Johnson, Jr. and	Same	Map 121
Eugene P. Davis (NAME)	(NAME)	Par 72
R. R. 1 Couchville Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	F. B. 3D 76790
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100----------

----------*DOLLARS*
and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned,

JUN22	CONV	90,000.00			
JUN22	CONV	20,000.00			
JUN22	S'TAX		A*	286.00	
JUN22	PR'FEE		A*	.50	
JUN22	W'DEED		A*	8.00	* 294.50

ELLIS MARTIN and wife, BERTHA MARTIN

have bargained and sold, and by these presents do transfer and convey unto the said J. HOWARD JOHNSON, JR., and EUGENE P. DAVIS

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

Land in the Third, formerly Second, Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of the Couchville or Stones River Pike, the southeast corner of a tract of land formerly owned by J. S. Sherrill; thence with the dividing line between Sherrill's land and the property herein conveyed North 45 poles to a stake at a partnership fence erected by E. E. Moreland and Grover C. Goodwin separating the land herein conveyed from certain lands conveyed by E. E. Moreland et ux to Grover Cleveland et ux; thence eastwardly in a straight line with said fence 1805 feet more or less to a stake in O. E. Pully's westerly line; thence south 5 degrees East 71 poles to a stake in the center of the Couchville Pike; thence with the center of the Couchville Pike north 71½ degrees west 67.8 poles; thence north 44 degrees west 20 poles; thence north 38 degrees west 34 poles to the point of beginning and containing 41.3 acres, more or less.

There is excluded from the above the southwest part of Lot No. 1 on the Map of the A. Nulsum Farm, as of record in Book 332, page 158, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Couchville Pike as now located at the southeast corner of the Ernest Campbell lands; thence along Campbell's line, north 1 degree east 738 feet to a fence post, Goodwin's southwest corner; thence with Goodwin's and Moreland's agreed line, south 74 degrees 30 minutes east 139 feet; thence south 29 degrees east along a fence 500 feet to an iron pin; thence south 21 degrees 30 minutes west 415 feet to the center line of the Couchville Pike, as now located ; thence along the center line of said Pike, north 54 degrees 15 minutes west 88 feet, and north 64 degrees 15 minutes west 153 feet, to the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 110,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of June, 19 73

My commission expires: 4-11-77 (Affix Seal)

Notary Public

beginning and containing 4.56 acres, more or less, as described in Deed Book 1762, page 277, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ellis Martin and wife Bertha Martin by deed from R. F. McManus and wife, Oaklie McManus of record in Book 2100, page 383, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as R. R. 1 Couchville Pike
(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 J HOWARD JOHNSON, JR., and EUGENE P. DAVIS *their heirs and assigns, forever. And* we *do covenant with the said* J. HOWARD JOHNSON and EUGENE P. DAVIS *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 1973 taxes.

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* J. HOWARD JOHNSON and EUGENE P. DAVIS *heirs and assigns against the lawful claims of all persons whomsoever. Witness* OUR *hand* s *this* 18th *day of* June, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Witness Kelly Sowers

His
X
Ellis Martin Mark

Bertha Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named ELLIS MARTIN and wife, BERTHA MARTIN

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 18th day of June, 1973.

Gail Pigg, Notary Public.

Commission Expires 1/27/77.

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.

WARRANTY DEED

FROM

Ellis Martin and wife, Bertha Martin

TO

J. Howard Johnson, Jr. and

Eugene P. Davis

C 1 2 2 8 2

IDENTIF. REFERENCE

Jan 22 10 15 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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