This Form furnished by Attorneys Title Company, Inc.

BOOK 4790 PAGE 77

Form No. WD-3

FROM
JUANITA JOHNSON SMITH

TO
BILLY JOE JOHNSON

For draftsman's use
Prepared by:
Gullett, Steele, Sanford
Robinson & Merritt, Atty
3 & C. Tower
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Joe Johnson (NAME)	Same (NAME)	68
Route 3 Old Hydes Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	39-40
Nashville, Tenn. 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	P/O

(FOR REGISTER'S USE)
IDENTIF. REFERENCE
FEB 21 10 42 AM '75
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

C42777

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 6,000.00 Billy Joe Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEB. 1975.

Kenneth L Cannon
Notary Public

MY COMMISSION EXPIRES: Oct. 25, 1976

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------Ten ($10.00)--

---DOLLARS

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, JUANITA JOHNSON SMITH,

FEB21 CONV *6,000.00
FEB21 STAX A* 15.60
FEB21 PUFEE A* .50
FEB21 WDEED A* 8.00 * 24.10

have bargained and sold, and by these presents do transfer and convey unto the said BILLY JOE JOHNSON, his

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

TRACT A: Being a part of what is known as the Hyde Place situated opposite the home place on the Hyde's Ferry Pike in the 13th Civil District of Davidson County, Tennessee, which is the fourth tract described in a deed dated November 30, 1938, from the Commerce Union Bank as Executor of the Estate of Mary Sims Wilson, deceased, to said G. W. Tribble and recorded in Book 1066, page 334, Register's Office for Davidson County, Tennessee.

The part of said Tract Four known as the Hyde Place which is hereby conveyed is that part of said tract of 14-1/2 acres lying South of the Tennessee Central Railroad Company's right-of-way and bounded on the North by the Tennessee Central Railroad and on the South by the Old Hyde's Ferry Pike, on the East by Tennessee Central Railroad property, and on the West by an old county road where it formerly ran before the construction of Old Hickory Blvd., said part containing five (5) acres, more or less.

Being the same land conveyed to S. H. Johnson and wife, Juanita Johnson, by deed from G. W. Tribble as of record in Book 1279, page 207, Register's Office for said County (Said S. H. Johnson having since died and his wife, Juanita Johnson, thereupon having become sole owner of said property. Said Juanita Johnson has since married and is now Juanita Johnson Smith, the grantor herein.).

TRACT B: Lying in the 13th Civil District of said county and described as follows: Beginning at a point in the center of the Old Hydes Ferry Road at the northeast corner of a four-acre tract of land conveyed to Brady by deed from Cullam of record in Book 359, page 436, Register's Office for said county, and running thence South 7° West 495 feet to the southeast corner of said four-acre tract; thence with the south line of said four-acre tract, S. 82 1/2° W 383 feet; thence continuing with the westerly line of the original tract of land of which the within described property is a part, S. 7° W. 475 Feet, S. 17 1/2 W 416 Ft. S. 20° E. 515 feet; S. 71° E. 194 feet, N. 73-3/4° E. 416 Feet. S/ 48° E. 181 feet, N. 80° E. 281 feet, S. 73° E. 177 feet to the low water mark of the Cumberland River, thence continuing along said low water mark N. 41 1/4° E. 1,000 feet to a point in same; thence N. 65° W. 200 feet to a cedar tree, N. 82° W. 157 feet to an elm; N. 53° W. 120 feet to an elm; N. 43 1/2° W. 279 feet to a hackberry; N. 43° W. 282 feet to a walnut; N. 36° W. 387 feet to a cedar, N. 8° W. 328 feet to a point in the center of the Old Hydes Ferry Road; thence with the center of said road S. 82 1/2° W. 268 feet to the point of beginning, containing 63.2 acres according to a map of a survey made by John Setters August 12, 1946.

[DESCRIPTION CONTINUED ON PAGE WD3a2]

This is { unimproved ( ) / improved ( ) } 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 Billy Joe Johnson, his _____ heirs and assigns, forever.

And I do covenant with the said Billy Joe Johnson _____ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Juanita Johnson Smith, _____ do further covenant and bind myself, my _____ heirs and representatives, to warrant and forever defend the title to the said land to the said Billy Joe Johnson, his _____ heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of FEB., 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Juanita Johnson Smith
Juanita Johnson Smith

Being the same property conveyed to S. H. Johnson and wife, Juanita Johnson, by deed from George W. Tribble as of record in Book 1414, page 137, Register's Office for said County. (Said S. H. Johnson having since died and his wife, Juanita Johnson, thereupon having become sole owner of said property. Said Juanita Johnson has since married and is now Juanita Johnson Smith, the grantor herein.)

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Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Kenneth L. Campbell, a Notary Public in and for said County and State, the within named Juanita Johnson Smith

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1974

Kenneth L. Campbell, Notary Public

KENNETH L. CAMPBELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires Oct. 25, 1976

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 _____.