5535036 M 331

SEND TAX BILL TO:
Charles E. Johnson
Rising Sun Lane
Old Hickory, Tenn.

FIELD BOOK #04D-27483

MAP & PARCEL #64-2-99

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Sixty-Seven Thousand Nine Hundred Dollars ($67,900.00), cash in hand paid, the receipt of which is hereby acknowledged, we, AUBREY E. DAVIS and wife, JERALDINE DAVIS, have this day bargained, sold, transferred and conveyed unto CHARLES E. JOHNSON and wife, FAYE JOHNSON, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 271 on the plan of Brandywine Farms, Section 18, as of record in Book 4660, Page 173, said Register's Office.

Said Lot No. 271 fronts a total of 181.3 feet on the south side of Rising Sun Lane and runs back 240.0 feet on the west line and 200.8 feet on the east line to a line in the rear which is a broken line measuring a total of 189.4 feet thereon.

DEED REFERENCE:
Being the same property conveyed unto the Grantors herein by deed from J. R. Coarsey, Trustee, dated September 15, 1975, and of record in Book 4951, Page 237, Register's Office for Davidson County, Tennessee.

This is improved property.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said CHARLES E. JOHNSON and wife, FAYE JOHNSON, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property, that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered, and that we will forever WARRANT AND DEFEND the title thereto against the lawfully claims of all persons whomsoever, EXCEPTING, HOWEVER, taxes for the year 1977 and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1976 shall be prorated as of date of deed and settled in cash between the parties, with Grantees assuming payment thereof.

This conveyance is subject to restrictions of record in Book 4950 Page 85, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 15th day of June, 1976.

Aubrey E. Davis
AUBREY E. DAVIS

Jeraldine Davis
JERALDINE DAVIS

D 54255 Mail to Grantee IDENTIF REFERENCE

JUN 17 11 14 AM '76 REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON, SS:

CONV 67,900.00
STATE TAX * 176.54
* .50
WDEED * 4.00 * 181.04

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainors, AUBREY E. DAVIS and wife, JERALDINE DAVIS, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 15th day of June, 1976.

Notary Public

My commission expires:
October 22, 1977

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is $ ... which is the amount which the property would command at a fair voluntary sale.

Subscribed and sworn to before me this ... day of ...

Notary Public

My Commission Expires 10/22/77