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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

BOBBY SMITH BUILDERS, INC.

TO

RONALD W. JOHNSON AND WIFE,

JANICE W. JOHNSON

For draftsman's use

This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219
RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Johnson & wife	First and Mid-South Mortgage (NAME)	Map 76-5
Janice W. (NAME) Johnson		
304 Leesa Ann Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Parcel 24
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 29 8 38 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,950.00

Ronald W. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1977.

Notary Public

MY COMMISSION EXPIRES: Nov 12, 1980

(AFFIX SEAL)

E0117F

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

----------($10.00)---------- DOLLARS

cash in hand paid by Ronald W. Johnson and wife, Janice W. Johnson, and other good and valuable considerations, receipt of which is hereby acknowledged.

Bobby Smith, Builders, Inc.

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

Ronald W. Johnson and wife, Janice W. Johnson, Grantees

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

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hidden Hills, of record in Book 4860, page 43, Register's Office for said County.

Said Lot No. 23 fronts 54.51 feet on the easterly side of Leesa Ann Court and extends back 154.47 feet on the northerly line and 128.94 feet on the southerly line to a dead line measuring 200 feet thereon.

Being the same property conveyed to Bobby Smith Builders, Inc. by deed from John Hinson, Trustee, of record in Book 5032, page 373, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 4938, page 337, said Register's Office and the Plan of record in Book 4860, page 43, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Leesa Ann Court and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

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This is unimproved ( ) improved (X) property, known as 304 Leesa Ann Court, Hermitage, Tennessee 37076
(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 Grantees their heirs and assigns, forever.

And I do covenant with the said Grantees 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. except as of record.

And I, Grantor do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of April, 1977

BOBBY SMITH BUILDERS, INC.

BY: BOBBY SMITH, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....,

Tennessee, this.....day of....., 19.....

APR29'77 CONV 35,950.00
APR29'77 S'TAX B* 93.34
APR29'77 PR'FEE B* .50
APR29'77 W'DEED B* 4.00 * 97.84

....., Notary Public.

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobby Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Bobby Smith Builders, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

THOMAS D. GUPTON NOTARY PUBLIC STATE OF TENNESSEE LARGE

Witness my hand and seal, at office in Nashville,
this 28th day of April, 1977.

Thomas D. Gupton, Notary Public.

Commission expires Nov 12, 1980.