900 01/14 48.88- CHECK

WARRANTY DEED

BOOK 5554 PAGE 315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 324.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF January 1980

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHNSON CONSTRUCTION CO. (NAME)	SAME (NAME)	72-11
907 Two Mile Parkway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DZ 11310

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. M. WARD and wife, MERLIN FRANCIS WARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNSON CONSTRUCTION COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Tract No. 1: Land in the 11th Civil District of Davidson County, Tennessee described according to a survey made by DeWayne Caldwell, Surveyor, November 28, 1979, as follows:

Beginning at a concrete monument in the northwest corner of the Helen W. Neal property of record in Book 2143, page 309, Register's Office for said County, also the southwest corner of Lot No. 12 on the Plan of Lee Subdivision (formerly Glenmeade Subdivision), of record in Book 2330, page 309, Register's Office for said County; thence with said Neal's western boundary line South 16° 40' West 372 feet to an iron pin and post; thence North 80° 00' West 241 feet to an iron pin and corner post; thence North 15° 00' East 233 feet to an iron pin and corner post; thence South 80° 45' East 166 feet to an iron pin and corner post; thence North 15° 45' East 149.5 feet to an iron pin; thence South 71° 35' East 83.4 feet to the beginning, containing 1.6 acres, more or less.

Tract No. 3: Land in the 11th Civil District of Davidson County, Tennessee described according to a survey made by DeWayne Caldwell, Surveyor, November 28, 1979, as follows:

Beginning at a point in the north margin of Litton Avenue, at a point 20 feet west of the southwest corner of the property conveyed to J. M. Ward and wife, by deed from R. E. Watkins, as of record in Book 1977, page 511, said Register's Office; thence with said Avenue

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9 day of January, 19 80

J. M. WARD

MERLIN FRANCIS WARD

BOOK 5554 PAGE 316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. M. Ward and Merlin Francis Ward

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of January, 19 80

Commission Expires October 17, 1982 _____ Notary Public.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } { acknowledged } { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

Description Continued . . . . . .

North 86° 30' West 69.91 feet; thence leaving said Litton Avenue, North 7° 57' East 180 feet; thence South 86° 30' East 69.91 feet to a point, 20 feet west of the northwest corner of the Ward property; thence South 7° 57' West 180 feet to the point of beginning.

Being the same property conveyed to J. M. Ward and wife, Merlin Francis Ward in part by deed from F. W. Avril and wife, Elizabeth H. Avril, of record in Book 3406, page 537, said Register's Office, and in part by deed from L. M. Nelson, Trustee, of record in Book 3029, page 29, said Register's Office.

Merlin Ward and Merlin Francis Ward being one and the same person.

WARRANTY DEED

FROM
J. M. WARD, et ux

TO
JOHNSON CONSTRUCTION
COMPANY

F 71897

IDENTIF. REFERENCE

JAN 14 9 13 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5554 PAGE 317

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16324.00- CO	
			42.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.88-
6900A01/14/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71897

IDENTIF. REFERENCE

JAN 14 9 13 AM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 736426