FORM NO. WD-1

9605 • 03/22 10:50- CLERK

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

x [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 19 80.

Janet M. Coxtey
Notary Public

MY COMMISSION EXPIRES: 10-19-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Thomas John, Jr. (NAME)	Same (NAME)	Map 58
Rt 3 - Box 322 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 66, 67
Ashland City, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Kenneth W. Arnold and Sam E. Arnold and wife, Evelyn C. Arnold

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Thomas John, Jr.

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. I: BEING part of Lot No. 4 on the Plan of the William J. Drake Land, as of record in Minute Book "J", page 397, County Court Clerk's Office for said County and described according to survey of Erle Drake, dated September 18, 1928, as follows:

BEGINNING at a stake in the southeast corner of Lot No. 5 on said Plan, also being the corner of Jno. Drake's Home; thence with the south line of said Lot No. 5, N 89° W 420 feet to a stake; thence S 1° W 210 feet to a stake; thence N 85-1/4° E 567 feet to a point in the center of the County Road; thence N 42° W 210 feet to the beginning.

Tract No. II: BEING part of Lot No. 5 on the Plan of the lands of Wm. J. Drake, deceased, as of record in Minute Book "J", pages 396 and 397, County Court Clerk's Office for said County, described as follows:

BEGINNING at a stake, the most southerly southeast corner of said Lot No. 5, now Pauline Bryant's northeast corner; running thence N 89° W 420 feet to a stake, her northwest corner; thence N 1° E 50 feet to a stake; thence S 89° E about 425 feet to a stake in the west line of Lot No. 3; thence southwardly about 50 feet to the beginning.

BEING the same property conveyed to Pauline Bryant by deeds from J. Ben Thomson and wife, of record in Book 1258, page 556, AND from Marion A. Drake and wife, of record in Book 1451, page 51, Register's Office for Davidson County, Tennessee. The said Pauline Bryant is now deceased, leaving as her sole and only heirs at law three children, namely: Kenneth W. Arnold, Sam E. Arnold and Mildred L. Arnold Shay. The said Mildred L. Arnold Shay and husband conveyed her interest in the above described tracts to Sam E. Arnold and wife Evelyn C. Arnold, by Quitclaim Deed of record in Book 5365, page 871, Register's Office for Davidson County, Tennessee.

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 hands this 21st day of March, 19 80

Sam E. Arnold
Kenneth W. Arnold
Evelyn C. Arnold

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth W. Arnold

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 Ashland City, Tennessee, this 21st day of March 1980

Commission expires 10-19-80

Janet M. Corlew
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
KENNETH W. ARNOLD, et al

TO
J. THOMAS JOHN, JR.

F 8 1 9 5 0

IDENTIF. REFERENCE

MAR 25 9 11 AM '80

FEE $ 4.00 REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF CALIFORNIA,
COUNTY OF Orange } ss.

OFFICIAL SEAL
HELEN M. CARTER
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires FEB 15, 1981

ON March 13th, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared

Sam E. Arnold
Evelyn C. Arnold

known to me, to be the person S whose name S are subscribed to the within Instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Helen M. Carter
Notary Public in and for said State.

ACKNOWLEDGMENT - General - Wolcott's Form 233—Rev. 3-51

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

40[illegible].00- CO
104.00 CO TX
.50 PRFEE
6.00 MDEED
CHECK 110.50-
9608A03/26/80 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F81950

IDENT REFERENCE

MAR 25 9 11 AM '80

[illegible]

No. 748657