File 41

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Albert H. Johnson et ux (NAME) | Parkway Mortgage Company, Inc. (NAME) | 28-91 |
| 4682 Gray's Point Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | BOOK 5604 PAGE 554 |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from James N. Reed et ux, Anita M. Reed to Stanley A. Warhoft, Trustee, of record in Book 5384, page 846, Register's Office for Davidson County, Tennessee.

James N. Reed et ux, Anita M. Reed

have bargained and sold, and by these presents do transfer and convey unto the said Albert H. Johnson and wife, Betty Jean Johnson

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

LAND in Davidson County, Tennessee, being part of Tract No. 14 on the Plan of Henry Floto Estates, of record in Book 421, page 147, Register's Office for said County, and more fully described according to a January 8, 1978 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100 as follows:

BEGINNING at a point on the northwesterly margin of Gray's Point Road at a corner of the Gabriella M. Johnson Webb property (Book 3101, page 482, said Register's Office); thence, with northeasterly property lines of Webb, N 39° 02' W 417.5 feet, N 60° 40' W 1,190.0 feet to a point at a corner of the John M. Bennett, Sr. property (Book 4238, page 784, said Register's Office); thence, with southeasterly and southwesterly property lines of Bennett and southwesterly lines of the Larry T. Bennett property (Book 4896, page 921, said Register's Office), N 29° 20' E 100.0 feet, S 60° 40' E 1,190.0 feet, S 39° 02' E 432.0 feet to a point on the northwesterly margin of Gray's Point Road; thence, with said margin, S 51° 30' W 100.0 feet to the point of beginning and containing 4.0 acres, more or less.

BEING the same property conveyed to James N. Reed et ux, Anita M. Reed by deed from Leland Ray Corbitt et ux, Sandra Faye Corbitt, of record in Book 5384, page 844, Register's Office for Davidson County, Tennessee.

This is improved XX ( ) unimproved property, known as 4682 Gray's Point Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 May, 19 80

X James N. Reed
JAMES N. REED

X Anita M. Reed
ANITA M. REED

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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 James N. Reed et ux, Anita M. Reed

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 Nashville, Tennessee, this ____ day of May, 1980.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,780.35

This is equal to or greater than the property would bring at a fair and voluntary sale.

X Albert H. Johnson

Sworn to and subscribed before me this 21st day of May, 1980.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

This instrument was prepared by:

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, Tennessee

Name Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

James N. Reed et ux,

Anita M. Reed

TO

Albert H. Johnson and wife,

Betty Jean Johnson

F 90359

IDENTIF. REFERENCE

MAY 22 8 43 AM '80

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

53780.35- CO
139.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 146.33-
0257A05/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F90359

TENNESSEE REFERENCE

MAY 22 8 43 AM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 758892