3853 11/12 156.00- CHECK

FORM NO. WD-1

BOOK 5676 PAGE 887

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Claude R. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 19 80

Notary Public

MY COMMISSION EXPIRES: 2-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

[illegible] Atty 338 White Bridge Rd Nash. Tn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude R. Johnson (NAME)	Same (NAME)	91 - 13
5715 Maudina Ave., (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	319
Nashville, Tn., 37209 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	8DA36480

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, James W. Buckner and wife, Nell E. Buckner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude R. Johnson

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:

Being Lot No. 10 on the Map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, as described according to a survey made by John M. Sullivan, Surveyor, January 28, 1946, as follows:

Beginning on the southerly margin of Charlotte Road at a point 78.8 feet west of the westerly margin of Cowan Avenue, said point being the corner of Lots Nos. 9 and 10; thence with the line between said two lots, south 28 Deg. 12' east 187 feet; thence south 59 Deg. 28' west 74.6 feet; thence north 28 Deg. 12½' west 187 feet to the southerly margin of said Charlotte Road; thence with said road, north 59 Deg. 32' east 74.8 feet to the beginning.

Being the same property conveyed to James W. Buckner and wife, Nell E. Buckner by deed from Thomas L. Sullivan and wife, Lillian Sullivan, by deed of record in Book 3130, page 550, Register's Offiee for Davidson County, Tennessee.

This conveyance is made subject to an unrecorded plan, which shows a 10 foot easement along the rear of said lot for public utilities.

This is unimproved ( ) improved (XX) property, known as 6111 Charlotte Road., Nashville, Tn., 37209
(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 8th day of November, 19 80

James W Buckner
(James W. Buckner)

Nell E. Buckner
(Nell E. Buckner)

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 James W. Buckner and wife, Nell E. Buckner

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 8th day of November, 1980.

Commission expires 2-28-81

Notary Public

NOTARY PUBLIC DAVIDSON

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
JAMES W. BUCKNER, ETUX
NELL E. BUCKNER

TO
CLAUDE R. JOHNSON

G 16999

RUSH

IDENTIF. REFERENCE

NOV 12 8 57 AM '80

FELIX A. ROSSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5676 PAGE 889

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
			57500.00- CO	
			149.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 156.00-	
			3653A11/12/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 16999

IDENTIF. REFERENCE

NOV 12 8 57 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 791326