BOOK 5777 PAGE 627

Map 83/15/61
Field book 15DA/54624

PREPARED BY:
AGEE, BOND & HUNT
102 East Main Street
Lebanon, Tennessee 37087

MAIL TAX BILL TO:
Horace A. Johnson, et ux
2813 Paden Drive
Nashville, Tn. 37206

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY NINE THOUSAND AND NO/100 DOLLARS ($39,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, PAUL E. DOWELL, SR., in my official capacity as Executor of the Estate of Julia Beatrice Dowell Ashley, have this day bargained and sold and do hereby bargain, sell, transfer and convey unto HORACE A. JOHNSON and WIFE, CORNELIA M. JOHNSON, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, and further bound and described as follows, to-wit:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 86 on the Plan of Fortland Park, Section 1, Addition 1, as of record in Book 2854, Page 68, said Register's Office.

Said Lot No. 86 fronts 79.5 feet on the southerly side of Paden Drive and runs back between lines 153.5 feet on the easterly side and 151.9 feet on the westerly side to a dead line in the rear on which it measures 79.5 feet.

Being the same property conveyed to H. E. Ashley and wife, Julia Dowell Ashley, by Deed from S.D. Harrison Company, Inc., a Tennessee Corporation, dated August 9, 1960, and of record in Deed Book 3104, Page 332, in the Register's Office for Davidson County, Tennessee. The said H. E.Ashley died several years ago and the property passed to Julia Dowell Ashley as the surviving tenant by the entirety, and Julia Dowell Ashley and Julia Beatrice Dowell Ashley, are one and the same person. The said Julia Beatrice Dowell Ashley died testate in Davidson County, Tennessee, on September 9, 1980, and her Will was duly probated in the Probate Court of Davidson County, Tennessee, on October 7, 1980, with said Will being of record in Will Book 132, Page 13, in the Office of the Probate Clerk of Davidson County, Tennessee. Said Will specifically empowered and directed the Executor, Paul E. Dowell, Sr., to sell and convert said property to cash with full authority to execute all warranty deeds or other necessary instruments to sell and convey same.

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TO HAVE AND TO HOLD said property unto the said Horace A. Johnson and wife, Cornelia M. Johnson, their heirs and assigns, in fee simple forever.

I, Paul E. Dowell, Sr., as Executor under the Will of Julia Beatrice Dowell Ashley, hereby covenant with said Grantees that I am lawfully seized and possessed of the within conveyed property; that I have a good and lawful right to make this conveyance; that same is free, clear and unencumbered; and that I will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

THIS CONVEYANCE is made subject to restrictive covenants and easements of record in Book 2963, page 618, said Register's Office, and as shown on the Plan of record in Book 2854, Page 68, Register's Office for Davidson County, Tennessee.

Easement for sewers estimated 7.5 feet in width on the East property line, as shown in Book 2854, page 68, Register's Office for said county.

Both City and County Real Estate Taxes are to be prorated as of date of Deed with settlement in cash being made to Grantees and Grantees will assume payment of taxes when due.

POSSESSION to be given with delivery of Deed.

WITNESS MY HAND, this the 31 day of July, 1981.

Paul E. Dowell, Sr.

PAUL E. DOWELL, SR.
Executor of the Will
of Julia Beatrice Dowell Ashley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the

within named Bargainor, Paul E. Dowell, Sr., in his official capacity as Executor under the Will of Julia Beatrice Dowell Ashley, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31st day of July, 1981.

Gene W. Floyd
NOTARY PUBLIC

My commission expires: 4/21/85.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $39,000.00.

Della M. Pierce
Affiant

Sworn to and subscribed to before me this the 31st day of July 1981.

My Commission expires: 4/21/85

Gene W. Floyd
Notary Public

NOTARY PUBLIC AT LARGE

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IDENTIF. REFERENCE

AUG 3 11 02 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR BOOK 5777 PAGE 630

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
			39000.00- CO	
			101.40 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	110.90-
0084A08/03/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

AUG 3 11 02 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 835869