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9503 11/24 48.36- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 1981

Notary Public

MY COMMISSION EXPIRES: Feb 22-1985

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Johnson et ux. (NAME)	Charles L. Johnson (NAME)	Part of Map 24
3310 Stockdale Lane (STREET ADDRESS OR ROUTE NUMBER)	3310 Stockdale Land (STREET ADDRESS)	Parcel 10
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37207 (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, BETTIE P. SPAIN, CHARLIE HORACE PHELAN, SR., ANNIE P. STEPHENS, GEORGIA P. BOYCE, ETTA VIRGINIA BEARDEN, ROSALEE M. ROACH AND J. W. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES L. JOHNSON AND WIFE, LORETTA 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:

Land in the Second District of Davidson County, Tennessee, being Tract No. 1 on the Plan of division of the Nellie Phelan Ragan (deceased) property, and more particularly described according to a survey by Donald R. Carver, Surveyor, Lic. #271, dated September 25, 1981, as follows:

Beginning at an iron pin in the westerly line of Brick Church Pike, the southeast corner of the Taylor property; thence North 35° 00' West for a distance of 150.00 feet to an iron pin by a walnut tree; thence North 57° 00' West for 120.00 feet to a fence post; thence North 27° 00' West for a distance of 102.00 feet to an iron pin; thence North 43° 00' West for a distance of 102.00 feet to a steel post; thence North 45° 00' West for a distance of 150.00 feet to an iron pin by walnut tree; thence North 50° 00' West for a distance of 49.00 feet to an iron pin and elm tree; thence North 64° 00' West for a distance of 272.00 feet to an iron pin; thence North 55° 15' West for a distance of 175.00 feet to an iron pin in fence line, the northwest corner of this Tract; thence North 36° 30' East for a distance of 160.00 feet to an iron pin, the Northeast corner of this tract; thence South 61° 00' East for a distance of 445.00 feet to an iron pin; thence South 54° 08' East for a distance of 656.00 feet to an iron pin in the westerly line of Brick Church Pike; thence along the westerly margin of Brick Church Pike South 37° 15' West for a distance of 300.00 feet to the point of beginning, containing 5.07 acres, more or less.

Being part of the same property conveyed to Rosetta Phelan, for and during her natural life, and at her death to Nellie Phelan Ragan, by deed from Nellie Phelan Ragan, W. Henry Phelan, C. Horace Phelan, Annie Phelan Stephens, Georgia Phelan Boyce, Birdie Phelan Miller, and Rosett Phelan, of record in Book 1316, page 309, Register's Office for Davidson County, Tennessee. The said Rosetta Phelan having since conveyed her life estate in and to said land to Nellie Phelan Ragan, by deed of record in Book 4019, page 145, Register's Office for Davidson County, Tennessee. The said Nellie Phelan Ragan having since died.

The said C. H. Phelan, Sr. and Charlie Horace Phelan, Sr. being one and the same person.

The property as herein described is not the usual place of residence of the grantors or their spouses.

This is unimproved ( ) 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 11th day of November, 19 81

Bettie P. Spain — Charlie Horace Phelan, Sr. — J. W. Miller

Annie P. Stephens — Georgia P. Boyce — Rosalee M. Roach

Etta Virginia Bearden

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 Bettie P. Spain, Charlie Horace Phelan, Sr., Annie P. Stephens, Georgia P. Boyce, Etta Virginia Bearden, Rosalee M. Roach and XXXXXXXXXX

the bargainor s, 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 11th day of November 19 81

Commission expires Feb. 12, 1983

Jo Ann Smith
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
County of SHELBY

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

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

Witness my hand and official seal at Memphis, Tennessee, this 17 day of November, 19 81

Donna J. Morgan, Notary Public

Commission Expires BY COMMISSION EXPIRES SEPT 25, 1982

WARRANTY DEED

FROM

Heirs at law of Nellie Phelan Ragan

TO

Charles L. Johnson and wife,

Loretta Johnson

G 6 9 2 2 1

TENNESSEE REFERENCE

Nov 24 8 55 AM '81

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 _____

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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
			16100.00- CO	
			41.86 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.36-
9503A	11/24/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

669221

IDENTIFICATION REFERENCE

Nov 24 8 55 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 854545