3922 02/24 33.80- CHECK

BOOK 5854 PAGE 831

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael E. Clemas (NAME)	Same (NAME)	183-84
300 Waikiki Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	5022045
Antioch Tenn. 37013 (CITY) (STATE) (ZIP)	Same. (CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

Johnson Realty Company

have this day bargained and sold, and do hereby transfer and convey unto the said

Michael E. Clemas and wife, Elizabeth A. Clemas

their the Grantees herein, ~~their (successors)~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 in the Fifth Civil District of Davidson County, Tennessee as shown on the survey of Ernest Medlin, dated October 10, 1981, which survey is not of record, said Lot 6 being more particularly described according to such survey as follows:

BEGINNING at a fence post being located at the intersection of the common boundary line of the southerly side of Carolyn B. Jennings property, the northerly property line of future Battle Road Park, and the easterly right-of-way margin of Battle Road; thence with the easterly margin of Battle Road north 34 deg. 53' west a distance of 240.35 feet to an iron pin; thence south 85 deg. 10' east a distance of 800.25 feet to an iron pin; thence south 25 deg. 04' east a distance of 341.57 feet to a fence post located at the northerly property line of future Battle Road Park; thence south 66 deg. 05' west a distance of 338.60 feet to a fence post; thence north 19 deg. 20' west a distance of 108.40 feet to a fence post; thence north 46 deg. 49' west a distance of 308.80 feet to a post; thence north 89 deg. 11' west a distance of 234.10 feet to the point of beginning and containing 5.0 acres, more or less.

BEING the same property conveyed to Johnson Realty Company by deed from George M. Johnson and William M. Johnson of record in Book 5846, page 243, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me, this the 23 day of February 1982

Affiant William M. Johnson

My commission expires: Nov. 7, 1984 (Affix Seal)

Notary Public Phillips Saindon

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 22 day of February, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JOHNSON REALTY COMPANY

BY: William M. Johnson, President
William M. Johnson, President

George M. Johnson Sec. Treas.
George M. Johnson, Sec.-Treas.

This Instrument Was Prepared By

Phillips Saindon (gj)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

STATE OF TENNESSEE }
DAVIDSON County }

Before me, WALTER E. TATUM, a Notary Public within and for the State and County aforesaid, personally appeared William M. Johnson and George M. Johnson, with whom I am personally acquainted and who upon { ~~his oath~~ their several oaths } acknowledged { ~~himself~~ themselves } to be the President and Secretary-Treas. respectively of the Johnson Realty Company the within named bargainor, a corporation, and that { ~~he~~ they } as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said William M. Johnson as such President and attesting the same by the said George M. Johnson as such Secretary-Treas.

WITNESS my hand and official seal at office at Nashville, TN on this the 22 day of February, 19 82

My commission expires 1-26-83

Walter E. Tatum
Notary Public

WALTER E. TATUM NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM JOHNSON REALTY COMPANY

TO MICHAEL E. CLEMAS, ET UX

G. 8 0 7 7 2

IDENTIF. REFERENCE

FEB 24 8 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PED TO 6 SAINDON

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5854 PAGE 833

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
			10500.00- CO	
			27.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	33.80-
3928A02/24/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 0 7 7 2

IDENTIF. REFERENCE

FEB 24 8 33 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 868395