This instrument prepared by:
James H. Hill, Atty.
310 Gallatin Rd. South
Madison, Tn. 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian Johnson (NAME)	Same (NAME)	Tokenized
3925 Kingswood Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5863 PAGE 176
Nashville Tn 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail →

For and in Consideration of the sum of - - - - - TEN AND NO/100 - - - - - - - -

- - - - - - - - - $10.00 - *DOLLARS*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Hattie May Johnson, a widow, who conveys her life estate as described in Deed Book 4191, page 765, RODC, Tn; Edward Paul Johnson et ux, Lacy Esther Johnson, their undivided 1/4 interest; Betty Jean Johnson, unmarried, (having previously deeded her 1/4 interest to James A. Johnson et ux, Velma Johnson, by deed of record in Book 4876, page 291, RODC, Tn.; and the said James A. Johnson having retained title to his interest to the said real estate by virtue of divorce decree, styled JAMES A. JOHNSON vs. VELMA JOHNSON, First Circuit Court, Davidson County, Tennessee, Appearance No. 76994, James A. Johnson et ux, Frances M. Johnson, their 1/2 undivided interest, the grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Lillian Johnson, unmarried, the grantee, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT ONE: (Only)

Described in a plat showing the division of a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, being the property formerly then owned by Hattie May Johnson as recorded in Deed Book 4191, page 765, R.O.D.C., Tn. Tract I and Tract II containing 6.786 acres each . Refer to Property Map No. 33. Said plat being made by Donald R. Carver, registered land surveyor, Tennessee License No. 271, on May 4, 1973.

BEGINNING at a point north 19 deg. 00 minutes west 495.32 feet from the southeast corner of Spero Road and Blair Manor Subdivision said point being the common corner of Tract I and a tract of land containing 3.04 acres as shown on said plat described hereinabove; thence north 86 deg. 08 minutes east, 630.00 feet to a point; thence north 19 deg. 00 minutes west 228.00 feet to a point; thence north 86 deg. 08 minutes east 604.90 feet to a point; thence south 22 deg. 10 minutes west 453.69 feet to a point; thence south 84 deg. 00 minutes west 845.30 feet to a point; thence north 19 deg. 00 minutes west 160 feet to the point of beginning, containing 6.786 acres, more or less.

(CONTINUED ON REVERSE SIDE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7250.00

Subscribed and sworn to before me, this the 16th day of March 1982

James A. Johnson
Affiant

My commission expires: 10-20-85
(Affix Seal)

Notary Public

757

BEING a part of the same property as conveyed from Hattie May Johnson, a widow, to Edward Paul Johnson, et ux Lacy Esther Johnson, a 1/4 undivided interest; a 1/4 undivided interest to Lillian Johnson Raines, et vir, B. L. Raines (the said Lillian Johnson Raines and B. L. Raines, also known as Basil Lee Raines divorced in Circuit Court for Robertson County, Tennessee on April 3, 1972, Appearance No. 1837; none of the above described property was awarded to Basil Lee Raines); a 1/4 undivided interest to Betty Jean Crook; a 1/4 undivided interest to James A. Johnson, et ux, Velma Johnson (the said James A. Johnson and Velma Johnson divorced in First Circuit Court for Davidson County, Tennessee, Appearance No. 76994) as of record in Deed Book 4191, pages 765-768, Register's Office for Davidson County, Tennessee.

The said Betty Jean Crook having previously deeded her 1/4 interest to the said James A. Johnson by deed of record in Book 4876, page 291, Register's Office for Davidson County, Tennessee.

The said Betty Jean Crook and Betty Jean Johnson are one and the same person.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, *her heirs and assigns, forever.*

And we *do covenant with the said* grantee *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.*

And we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 16th *day of* March, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Johnson
JAMES A. JOHNSON

Frances M. Johnson
FRANCES M. JOHNSON

Hattie Mae Johnson
HATTIE MAE JOHNSON

Edward Paul Johnson
EDWARD PAUL JOHNSON

Lacy Esther Johnson
LACY ESTHER JOHNSON

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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 Hattie Mae Johnson, a widow, Edward Paul Johnson and wife, Lacy Ester Johnson and James A. Johnson and wife, Frances M. Johnson

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

Witness my hand and official seal at Madison, Tennessee, this 16th day of March, 1982.

Notary Public.

Commission Expires 10-20-85

STATE OF.....
COUNTY OF.....

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

.....

.....

the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....
this.....day of....., 19.....

.....
Notary Public.

Commission Expires.....

IDENTIFICATION REFERENCE
G 8 3 7 0 3

FILED FOR RECORD
MAR 18 11 30 AM '82
REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5863 PAGE 179

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
			7250.00- CO	
			16.72 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	28.22-
			7574A03/18/92 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

683709

IDENTIF. REFERENCE

MAR 18 11 31 AM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN

No. 871901