Map 162
P/o Par 45
Ja

WARRANTY DEED

BOOK 5867 PAGE 28

For and in Consideration of the sum of One and no/100 ----------($1.00) ----------

----------*DOLLARS*

cash in hand paid by Claire J. Baker, the receipt of which is hereby acknowledged,

We, Charles Reece Johnson and Edna J. Wilkerson,

have bargained and sold, and by these presents do transfer and convey unto the said Claire J. Baker, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 5th, formerly the 7th, Civil District of said County and State, beginning at an iron pin 1386 feet north of the center line of Benzing Road, said point being the northwest corner of the property conveyed to Annie T. Hayes by deed of record in book 996, page 281, Register's Office for said County; thence north 89° west 333 feet to the northwest corner of the property conveyed to Charles Gaines Johnson by deed from Annie T. Hayes et al, of record in book 1973, page 514, said Register's Office; thence south 2° west 400 feet; thence eastwardly 333 feet to the westerly line of the Hayes property; thence with the westerly line of said property north 2° east 400 feet to the point of beginning.
Being part of the real property conveyed to Charles Gaines Johnson by deed from Annie T. Hayes et al, of record in book 1973, page 514, said Register's Office, the said Charles Gaines Johnson being now deceased, and was a widower at the time of his death. He left as his only heirs-at-law, three children, Claire J. Baker, Charles Reece Johnson, and Edna J. Wilkerson.

An easement for a 20-foot road along the east line of the property in question shall be maintained for this property, together with two three-acre tracts lying between property in questi on and Benzing Road.

This conveyance is made subject to easement for right-of-way in book 253, page 251, said Register's Office.

Buyer + Tax Bills
Claire J. Baker
2214 Antioch Pike
Antioch Tenn

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 200.00
Edna Wilkerson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30th DAY OF March 1982
Deputy Register

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

And we *do covenant with the said* Claire J. Baker *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, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Claire J. Baker, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 3rd *day of* October, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leslie Russell Johnson

Edna J. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mrs Wilson D Smith, a Notary Public in and for said County and State, the within named Charles Reece Johnson and Edna J. Wilkerson,

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 31 day of ~~October~~ Dec, 19 62.

Mrs Wilson D Smith, Notary Public.

Commission Expires July 27, 1966.

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.....

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WARRANTY DEED

FROM

Charles Reece Johnson et al.

TO

Claire J. Baker

G 8.5 0.7.7 RUSH

IDENTIF. REFERENCE

MAR 30 9 19 AM '82

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5867 PAGE 32

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
			2000.00- CO	
			5.20 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	17.70-
9313A	03/30/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.5 0.7.7

IDENTIF. REFERENCE

MAR 30 9 19 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873564