Map 162
Plo Par 45 1s

WARRANTY DEED

BOOK 5867 PAGE 33

For and in Consideration of the sum of One and no/100 -------($1.00) ---------- ---------- *DOLLARS*
cash in hand paid by Edna Johnson Wilkerson, and Charles R. Wilkerson, the receipt of which is hereby acknowledged,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1,500.00
Edna Wilkerson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30th DAY OF March 1982
Deputy Register

We, Claire J. Baker and Charles Reece Johnson,

have bargained and sold, and by these presents do transfer and convey unto the said Edna Johnson Wilkerson, and Charles R. Wilkerson, their ~~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 in the center of Benzing Road at the southeast corner of the property conveyed to Walter Loggins and wife, Martha Elizabeth Loggins, by deed from Charles Gaines Johnson, as of record in book 2908, page 320, Register's Office for said County; thence with the center line of Benzing Road south 80° east 95 feet; thence south 88° east 135 feet to a railroad spike in the center of said Road, said point being the southwest corner of the property conveyed to Annie T. Hayes by deed of record in book 996, page 281, said Register's Office; thence with Hayes' west line north 2° east 586 feet; thence north 89° west 333 feet to the easterly line of the Reece Jones property; thence south 2° west 135 feet to the northwest corner of Walter Loggins' lot; thence with his north line east 105 feet to his northeast corner; thence with his east line south 420 feet to the center line of the Benzing Road, 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. ~~xxxxxxxxxxxxxxxxxxxxxxxx~~

An easement for a 20-foot road along the east line of the property in question shall be maintained for this property, and two tracts immediately north of property in question which shall also have a 20-foot road easement on their east line for the uses of three tracts of land.

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

Buyer + Seller
Edna Johnson Wilkerson + Chas R Wilkerson
Bal 4 - Benzing Rd. Co. Tax 1. Gen.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edna Johnson Wilkerson, and Charles R. Wilkerson, their *heirs and assigns, forever.*

And we *do covenant with the said* Edna Johnson Wilkerson and Charles R. Wilkerson *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* Edna Johnson Wilkerson, and Charles R. Wilkerson, their *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.*

Clint D. Baker

Edna Johnson Wilkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

*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* 9 *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.....

WARRANTY DEED

FROM

Claire J. Baker et al.

TO

Edna Johnson Wilkerson et al.

G.8.5.0.7.8

IDENTIF. REFERENCE

MAR 30 9 20 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BOOK 5867 PAGE 36

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5867 PAGE 37

FOR

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
			2500.00-	CO
			6.50	CO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 19.00-
			9314A03/30/82	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.5.0.7.8

IDENTIF. REFERENCE

MAR 30 9 20 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873565