OFFICIAL RECEIPT

182 01/19 12:46- CHECK

H 26919

IDENTIF. REFERENCE

JAN 19 10 55 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

BOOK 5934 PAGE 974

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,559.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 19 83

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. FLAIR JOHNSON (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	21
Ridgewood Road, Rt. 2 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	36.1
Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	14D 26300

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, LARRY J. HIXSON and wife, JUDY D. HIXSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. FLAIR JOHNSON, a widow

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:

Two tracts of land in Davidson County, Tennessee as follows:

Tract I: Located on the west side of Eatons Creek Road 125 feet north of Waller's northeast corner; thence North 81° West 325 feet to an iron pin; thence North 2° 15' East 125 feet to a pin; thence South 81° East 325 feet to a point in the center of Eatons Creek Road; thence South 2° 15' West 125 feet to the point of beginning.

Tract II: Being a part of the land conveyed to J. L. Reeder and wife, by Clive Anderson and wife, by deed of record in Book 3134, page 423, said Register's Office, and described according to a survey made by Arbo Engineering Company on October 8, 1966, as follows: Beginning at a point in the northwesterly corner of the land deeded to Robert Fulton and wife, Bessie P. Fulton, by George E. Boykin and wife, Florence F. Boykin, as of record in Book 3708, page 609, Register's Office for said County, which land has since been deeded to Grantee herein, at an iron pin; thence South 3° 27' West to an iron pin in the southwesterly corner of the property deeded to Robert Fulton and wife, as of record in Book 3708, page 609 and measuring 125 feet more or less on the westerly line of said lot; thence South 2° 58' West to an iron pin in the southwesterly corner of the Waller property and measuring 125 feet more or less, along the rear line of the Waller property; thence North 69° 58' West 287 feet more or less to an iron pin; thence North 1° 31' West 58 feet more or less to an iron pin; thence North 71° 5-1/2' East 299.9 feet more or

. . . continued . . .

This is ( ) unimproved (X) improved property, known as 6249 Eatons Creek Road, Joelton, Tn. 37080 (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 18th day of January, 1983

LARRY J. HIXSON

JUDY D. HIXSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5934 PAGE 975

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

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 Goodlettsville, Tennessee, this 18th day of January, 19 83

Commission Expires October 19, 1986 , Notary Public.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } { acknowledged } { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

Description Continued . . . . . .

less to the point of beginning.

Being the same property conveyed to Larry J. Hixson and wife, Judy D. Hixson, by deed from Gordon R. Humel and wife, Florence J. Humel, of record in Book 5765, page 405, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5934 PAGE 976

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
			44853.43- CO	
			118.56 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 122.46-	
			218240T/19/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H26919
H26918

IDENTIF. REFERENCE

JAN 19 10 55 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922224