WARRANTY DEED. (For Typewriter) (Box 637-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

BOOK 6082 PAGE 1

This instrument prepared by:

LAWRENCE E. RAMSEY, Attorney at Law (Name) 507 East College Street (Street address or Route Number)

Dickson, (City) Tennessee (STATE) 37055 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELVIN R. JOHNSON and wife, EDNA RUTH JOHNSON (NAME:)	(Same) (NAME:)	Map 29
4442 Grays Pt Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 260
Joelton TN 37080 (CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00)---------- DOLLARS

Cash in Hand paid by MELVIN R. JOHNSON and wife, EDNA RUTH JOHNSON, the receipt of which is hereby acknowledged, and the love and affection which I have for my son, MELVIN R. JOHNSON, I,

GENEVA K. DEVER, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said

MELVIN R. JOHNSON and wife, EDNA RUTH JOHNSON, their

heirs and assigns, a certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, as follows:

Lying and being in the Fourteenth Civil District of Davidson County, State of Tennessee, described according to a survey made by Harold F. Morris, Surveyor, December 10, 1968, as follows:

BEGINNING at a point in the center of Grays Point Road, said point being the Southwest corner of the herein described tract, said point also being the intersection of a 10 foot gravel road with Grays Point Road; thence North 13 degrees 31 minutes West 237.70 feet; thence North 85 degrees 07 minutes West 328.47 feet; thence South 0 degrees 54 minutes East 270.85 feet to the center of Grays Point Road; thence with the center of said Road Easterly 387.32 feet to the beginning, containing 2.18 acres, more or less.

Being Tract No. 2 of the same property conveyed to George E. Dever and wife, Geneva K. Dever, by deed from Arthur Lee Krantz and wife, Joe Etta Krantz, dated February 24, 1969, and of record in Deed Book 4314, Page 178, in the Register's Office of Davidson County, Tennessee. Also being the same property title which was vested in Geneva K. Dever upon the death of her husband, George E. Dever, by reason of their tenancy by the entirety.

H 5.6 | 6.2

IDENTIF. REFERENCE

JUN 27 8 20 AM '83

FELIX A. ... REGISTER DAVIDSON COUNTY, TN

RUSH

bjm

The previous and last conveyance being a Deed to (Same as Above)

from

Registered in Register's Office of __________ County, State of Tennessee,

in Vol. __________ Page __________

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said

MELVIN R. JOHNSON and wife, EDNA RUTH JOHNSON, their

heirs and assigns, forever. And I do covenant with the said

MELVIN R. JOHNSON and wife, EDNA RUTH JOHNSON,

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said

MELVIN R. JOHNSON and wife, EDNA RUTH JOHNSON, their

heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is retained on the land herein conveyed to secure all the deferred payments of purchase money.~~

Witness my hand, this 29th day of March, 19 83.

Witness:

Geneva K. Dever
GENEVA K. DEVER

State of Tennessee __________ County.

The foregoing Deed was received and transferred.

This ______ day of __________, 19____, at ______ O'Clock ____M.

____
Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY

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

BOOK 6082 PAGE 3

GENEVA K. DEVER, a widow,

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

Witness my hand and official seal, at Nashville,

Tennessee, this 29th day of March, 19 83

My Commission Expires 4-21, 1985 Bonnie S. Williams
Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

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

Tennessee, this day of , 19

My Commission Expires , 19
Notary Public.

STATE OF TENNESSEE Register's Office, , 19

COUNTY OF DAVIDSON

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19, and recorded in Book , Series , Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 18,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Geneva K. Dever
Affiant.

Subscribed and sworn to before me this the 29th day of March,

Bonnie S. Williams
Register or Notary Public.

4-21-85 Update

BOOK 6082 PAGE 4

Warranty Deed

FROM

GENEVA K. DEVER, a widow

TO

MELVIN R. JOHNSON and wife,

EDNA RUTH JOHNSON

STATE OF TENNESSEE

D A V I D S O N COUNTY.

Register's Office

Received for record the..... day of

....., A.D. 19....., at.....o'clock..... M. Noted in Note Book

....., page..... , and recorded in Book

of Deeds....., Vol..... , Page.....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF 303 6082 PAGE 5

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
			16000.00- CO	
			46.80 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	59.30-
7586A06/27/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.6 1-6.2

IDENTIF. REFERENCE

JUN 27 8 20 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 958778