FORM No. WD-1

BOOK 6326 PAGE 191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,430.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 84

Notary Public

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. McCarthy (NAME)	Same (NAME)	Part of
4832 Concord Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 75-4
Hermitage, TN 37076 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	Parcel 37

FOR AND 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, Aubrey H. Johnson, Jr. and wife, Thea T. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. McCarthy and wife, Martha S. McCarthy

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:

BEGINNING at a point being the south east corner of Lot Number 539 Tulip Grove Subdivision, Section IX of record in Book 4675, Page 135, Register's Office Davidson County, Tennessee; thence N 5 degrees 28' E 90.0 feet along the east margin of said lot to a point being the N. E. corner of said lot; thence, S 84 degrees 36' E 212.96 feet to a point; thence S 4 degrees 29' W 24.91 feet to a point; thence S 3 degrees 01' W 65.09 feet to a point; thence N 84 degrees 36' W 216.15 feet to the point of beginning, containing .443 acres more or less according to survey by Clay Dyer Couch, Jr., Tennessee #111, dated June 20, 1983.

BEING part of the same property conveyed to Aubrey H. Johnson, Jr. by deed of record in Book 6017, Page 863, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Reserved to the grantors herein is an easement along the eastern portion of said tract, for egress and ingress along the creek for purposes of dredging, maintaining a drainage way, removing dirt or adding dirt as may be necessary to comply with requirements of the appropriate governmental entity having control over said drainage area, in developing grantors adjacent property.

06/26 17.94 - CHECK

This is unimproved ( ) improved (XX) property, known as .0443 acres (House Number) (Street) Hermitage, TN 37076 (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 heir 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 covey 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 27th day of June, 19 84

Thea T. Johnson
THEA T. JOHNSON

Aubrey H. Johnson Jr.
AUBREY H. JOHNSON, JR.

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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 Aubrey H. Johnson, Jr. and wife, Thea T. 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 27th day of June, 19 84

Commission expires 7-27-86

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

I 3 2 5 9 7

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

JUN 20 9 25 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			4430.00-	CAPT.	
			11.44	CSTAX	
			.50	PRFEE	
			6.00	WDEED	
				CHECK	17.94-
	9097	A06/28/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 32597

IDENTIF. REFERENCE

JUN 28 9 25 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048297