FORM NO. WD-1

BOOK 6415 PAGE 881

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,720

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 1984

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LARRY L. CRAIN 12th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George T. Johnson et ux	(same)	174-00
(NAME)	(NAME)	
Rt. 1 Cane Ridge Road		109,111,016
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Neal L. Jennings, and wife Carolyn Jennings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George T. Johnson, et ux, Shirley A. Johnson

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:

**(See attached Property Description affixed hereto as Exhibit A (Tract 10) and exhibit B (tract 6A) incorporated herein by reference)

I 6 0 3 9 0

IDENTIF. REFERENCE

OCT 31 1 05 PM '84

DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as Route 1 Cane Ridge Road Antioch, Tenn. 37013
(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 this 31 day of Oct, 19 84

[signature]

[signature]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William J. Wiseman, a Notary Public in and for said County and State, the within named NEAL L. JENNINGS & CAROLYN B. JENNINGS

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 21ST day of OCTOBER, 1984.

William J. Wiseman Notary Public at Large

Commission Expires My Commission Expires Jan. 20, 1985

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Neal L. Jennings, et ux

TO

George T. Johnson, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

LAND DESCRIPTION BOOK 5415 PAGE 883

Being a certain parcel of land located in the 2nd Civil District of Davidson County, Tennessee;

Beginning at the common rear property corner of lots 2 and 3 of "Neal L. Jennings Property - Section One" as recorded in Book 5210, Page 398, R.O.D.C., Tenn.;

Thence, leaving the said corner of Lots 2 and 3, S 67°-56'-21" W - 171.68 feet to a point;

Thence, S 01°-34'-00" E - 696.98 feet to an iron pin; said iron pin being situated in the northerly property line of the James R. Kiffer property as recorded in Book 4799, Page 492, R.O.D.C., Tenn.;

Thence, with Kiffer's said northerly property line N 83°-25'-59" W - 496.43 feet to an iron pin by a planted stone;

Thence, with Kiffer's westerly property line S 07°-28'-04" W - 745.55 feet to a nail in a planted stone; said stone being situated in the northerly property line of the Hallie Coffey property as recorded in Book 1755, Page 143, R.O.D.C., Tenn.;

Thence, leaving the said Kiffer property line and with the said Coffey property line N 81°-16'-03" W - 649.85 feet to an iron pin; said iron pin being the southeast corner of the Phillip L. Taylor property as recorded in Book 5751, Page 84, R.O.D.C., Tenn.;

Thence, leaving the said Coffey property line and with Taylor's easterly property line N 06°-37'-05" E - 944.36 feet to an iron pin;

Thence, leaving the said Taylor property line S 83°-18'-38" E - 291.76 feet to an iron pin;

Thence, N 63°-32'-14" E - 233.37 feet to a point;

Thence, N 62°-21'-03" E - 666.93 feet to a point;

Thence, N 67°-56'-21" E - 163.25 feet to a point in the rear boundary line of the aforementioned lot 3;

Thence, with the rear boundary line of said lot 3 S 33°-57'-43" E - 40.88 feet to the point of beginning.

Containing 21.86 Acres.

Being a portion of the Neal L. Jennings etux property as recorded in Book 4748, Page 857, R.O.D.C., Tenn.

EXHIBIT A

EXHIBIT B

LAND DESCRIPTION

Being a certain parcel of land located in the 2nd Civil District of Davidson County, Tennessee;

Beginning at a concrete monument situated in the southerly margin of Old Franklin Road; said concrete monument being the most northwest corner of Lot #6 of the Neal L. Jennings Property - Section Two as recorded in Book 5800, Page 8, R.O.D.C., Tenn.;

Thence, leaving the said margin of Old Franklin Road and with the westerly boundary line of said Lot #6 S 07°-55'-21" W - 270.03 feet to a Hackberry Tree;

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Thence, leaving the said boundary line of said Lot #6, and generally with a fence line N 13°-52'-55" W - 238.40 feet to a point situated in the aforementioned margin of Old Franklin Road;

Thence, with the said margin of Old Franklin Road and with a curve to the left having a radius of 693.45 feet, an arc distance of 66.10 feet (chord = N 70°-04'-16" E - 66.08 feet) to a point;

Thence, N 67°-20'-25" E - 35.00 feet to the point of beginning.

Containing 0.27 Acres (11,866 square feet).

Being a portion of the Neal L. Jennings etux Property as recorded in Book 4748, Page 857 R.O.D.C., Tenn.

EXHIBIT B

EXHIBIT C

RESTRICTIVE COVENANTS

The following restrictive covenants appertain to said property and shall run with the land;

1. No residence shall be constructed with less than 1400 square feet of living area, excluding garages and porches.

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2. All residential buildings must have exterior material to grade (no block foundations left exposed).

3. All residential buildings must be set back at least 100 feet from the public road property line. All detached buildings must be in the rear of dwelling.

4. All barns and related type buildings must be set back 200 feet or more from front property line and 25 feet from side and rear lines.

5. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.

6. There shall be no commercial poultry or swine feeding on any of the tracts.

7. There shall be no storage of junk cars, building materials or any other offensive or unsightly storage on tracts.

8. These restrictions shall continue in force for 25 years.

EXHIBIT C

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

43720.00- CONT.
113.62 CSTAX
.50 PRFEE
15.00 MORTG
CHECK 129.12-
3381A10/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 0 3 9 0

IDENTIF. REFERENCE

OCT 31 1 05 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0081543