This instrument was prepared by: East End Title & Escrow, Inc. 405 Two Mile Pike, Goodlettsville, TN 37072

mail

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| HUGH L. MARSH, JR. ET UX | SAME | MAP 53-3 |
| (NAME) | (NAME) | PARCEL 228 |
| 595 TREETOP RIDGE RD (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 4D 45855 |
| PITTSBURG PA 15241 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* TEN AND NO/100 ---------- ( $10.00) *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

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I 61356

IDENTIF. REFERENCE

Nov 5 9 38 AM '84

REGISTER DAVIDSON COUNTY, TN

MARY MELTON JOHNSON, A WIDOW, hereinafter referred to as Grantor,

*have bargained and sold, and by these presents do transfer and convey unto* HUGH L. MARSH, JR. AND WIFE, KATHERINE A. MARSH, hereinafter referred *the said* to as Grantees, their *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 120 in Section "B" Plan of Village of Old Hickory, as shown on plan of record in Book 1424, page 67, Register's Office for said County.
Said Lot No. 120 fronts 158.6 feet on the east side of Riverside Road, and contains 1.2 acres, more or less.

TRACT NO. 2: Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 15 of Section "B" on the Map of the Village of Old Hickory, of record in Book 1424, page 67, Register's Office of said County.
Said part of said lot fronts 50 feet on the easterly side of Riverside Road and runs back between parallel lines 352.5 feet, more or less, to the approximate edge of the low water mark of the Cumberland River.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described tract conveyed by Eugene P. Johnson and wife, Helen Hale Johnson, to the United States of America by deed of record in Book 2195, page 10, Register's Office for said County, described as follows:

A tract of land situated on the left descending back of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:
Beginning at a point in the line of the lands now or formerly of Earl E. and Viola L. Swensson, said point being North 85 degrees 32' East 328 feet from the most southwesterly corner of the lands of said Swensson and the most northwesterly corner of the lands of the subject owner; thence, from the point of beginning, and along said Swensson line, North 85 degrees 32' East 35 feet to a point in the low water mark of the Cumberland River; thence, southeasterly and upstream following the meanderings of said water line, a distance of 260 feet, more or less, to a corner common to the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 30 day of October 19 84

Affiant

My commision expires: 4/21/85 (Affix Seal)

Notary Public

STATE OF TENNESSEE

lands now or formerly of W. R. and Mary H. Stevens; thence, leaving said water line and along said Stevens line, South 88 degrees 19' West 50 feet; thence, severing the lands of the subject owner, North 15 degrees 00' West 253 feet to the point of beginning, containing twenty-five hundredths (0.25) of any acre, more or less.

Being the same property conveyed to Eugene Payne Johnson and wife, Helen Hale Johnson, by deeds of record in Book 1640, page 93, and Book 1727, page 113, Register's Office for Davidson County, Tennessee; the said Helen Hale Johnson having predeceased Eugene Payne Johnson , said property then vested solely in Eugene Payne Johnson. Eugene Payne Johnson subsequently conveyed said property to create a tenancy by the entirety in himself and his then wife, Mary Melton Johnson by deed of record in Book 3133, page 181, Register's Office for said County; the said Eugene Payne Johnson having since died, property now vests solely in Mary Melton Johnson.

unimproved ( )
This is improved (XX) property, known as 1301 Riverside Drive, Old Hickory, TN 37138
(House Number) (Street) P. O. Address: (City or Town)

*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* I *do covenant with the said* Grantees ..... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* I, the said Grantor, ..... *do further covenant and bind* myself, my ..... *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.*

*Witness* my *hand this* 30th *day of* October, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Melton Johnson
Mary Melton Johnson

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 MARY MELTON JOHNSON, A WIDOW,

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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 Hendersonville, Tennessee, this 30 day of October, 19 84

Carolyn F. Waddey, Notary Public

Commission Expires 4/21/85

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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

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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

TO

BOOK 6418 PAGE 954


**EAST END TITLE, INC.**

907 TWO MILE PARKWAY, "E"

GOODLETTSVILLE, TN 37072

615 - 859-4871

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6418 PAGE 955

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

140000.00- CAMT.
364.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 376.50-
4518A11/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.61.356

IDENTIF. REFERENCE

Nov 5 9 38 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0082644