Address of New Owner:
Fred Calvin Johnson, et ux
1764 West Main
Franklin, TN 37064

Send Tax Bills To:
Lomas & Nettleton Co.
P. O. Box 964
Virginia Beach, VA 23451

Map Book: 60-1
Parcel: 118

WARRANTY DEED

BOOK 6518 PAGE 455

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, paid in cash, the receipt of which is hereby acknowledged and the assumption by the Grantees as part of the consideration of this conveyance, a certain note and Deed of Trust made by and between LIMBURK ROMEO BROWNE and wife, VIRGINIA ANN BROWNE, and LOMAS & NETTLETON COMPANY, dated June 11, 1982, of record in Book 5447, Page 645, Register's Office of Davidson County, Tennessee, for the sum of $24,450.00, with an outstanding principle balance in the amount of Twenty-three Thousand Four Hundred Ninety-four and 34/100 ($23,494.34) Dollars which sum with interest thereon remains unpaid, and the Grantees hereby agree to assume and pay the same as part of consideration of this conveyance.

We the Grantors, LIMBURK ROMEO BROWNE and wife, VIRGINIA ANN BROWNE, have bargained and sold and do hereby transfer and convey unto the Grantees, FRED CALVIN JOHNSON and wife, CYNTHIA LOUISE JOHNSON, their heirs and assigns forever, the following described tract or parcel of land, lying, located and being in Davidson County, Tennessee, being further described as follows:

Land in Davidson County, Tennessee being Lot No. 36 on the Plan of Golden Valley, Section I of record in Book 4175, page 142, Register's Office for said County.

Beginning at a point in the southerly margin of Ewingwood Drive, said point being the common corner of Lots 36 and 87; thence, with the line between said two lots southwardly 96.28 feet to a point; thence eastwardly 63.24 feet to the westerly margin of Greggwood Drive; thence with the westerly margin of said Greggwood Drive northwardly 73.10 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the left 39.27 feet to the southerly margin of Ewingwood Drive; thence with the southerly margin of said Ewingwood Drive westwardly 46.56 feet to the point of beginning.

Being the same property conveyed to LIMBURK ROMEO BROWNE and wife, VIRGINIA ANN BROWNE, of record in Book 5898, Page 430, R.O.D.C., Tennessee.

03/05/94 CHECK

3005

See also Power of Attorney of LIMBURK ROMEO BROWNE to SARAH F. BAH of record in Book B6510, page 201, R.O.D.C., Tennessee; see also Power of Attorney of VIRGINIA ANN BROWNE to SARAH F. BAH, of record in Book B6510, Page 196, R.O.D.C., Tennessee

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said Grantees, FRED CALVIN JOHNSON and wife, CYNTHIA LOUISE JOHNSON, their heirs and assigns forever.

WE COVENANT with the said Grantees that we are lawfully seized of said land, having a good right to convey it and that it is unencumbered except by:

1. A deed of trust of record in Book 5447, page 645, R.O.D.C., Tennessee.

2. State and County, and Metropolitan Davidson County Taxes for the year 1985 which shall be assumed by the Grantees and paid when due.

3. Such matters as maybe reflected on the plan of Golden Valley Section I of record in Book 4175, Page 142, R.O.D.C., Tennessee.

WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns and representatives to warrant and forever defend the title to the said property to the Grantees, FRED CALVIN JOHNSON and wife, CYNTHIA LOUISE JOHNSON, their heirs and assigns forever, against the lawful claims of all persons.

POSSESSION of the premises will be given as of date of Deed.

WITNESS my hand on this the 15th day of March, 1985.

Limburk Romeo Browne
SARAH F. BAH, Attorney in fact
for LIMBURK ROMEO BROWNE

Virginia Ann Browne
SARAH F. BAH, Attorney in fact
for VIRGINIA ANN BROWNE

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me on this the 15th day of March, 1985, SARAH F. BAH known to be the person who executed the foregoing instrument in behalf of LIMBURK ROMEO BROWNE and VIRGINIA ANN BROWNE as attorney in fact and acknowledged that she executed the same as the free act and deed of LIMBURK ROMEO BROWNE and VIRGINIA ANN BROWNE being authorized so to do.

WITNESS my hand and seal on this the 15th day of March, 1985.

William Carter Conway
NOTARY PUBLIC AT LARGE

My Commission Expires:

9/22/87

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $ 26,094.34

Virginia Ann Browne
Sarah F. Bak, Attorney-In-Fact
Affiant

SUBSCRIBED and sworn to before me, this the 15th day of March, 1985.

William Carter Conway
NOTARY PUBLIC

My Commission Expires:

9/22/87

THIS INSTRUMENT WAS PREPARED BY:

WILLIAM CARTER CONWAY
ATTORNEY AT LAW
FRANKLIN, TENNESSEE

I 9 1 7 6 8

IDENTIF. REFERENCE

MAR 26 10 02 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

Book 6518 Page 457-A.

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

26094.34- CAMT.
67.86 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 77.36-
2000A03/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 7 6 8

IDENTIF. REFERENCE

T

MAR 26 10 02 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119093