WARRANTY DEED

File #1

FROM: Paul E. Johnson, Grantor

TO: Claridge Builders, Inc., Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
3023 Casa Drive
Nashville, Tennessee 37214

Send Tax Bills To:
Same

Map-Parcel Numbers
108-0-60
108-0-59

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Field Book Numbers
3D-74412
3D-74395

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Thousand and No/100 Dollars ($50,000.00).

Paul E Johnson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of May, 1985.

Deborah A. Wilcox
Notary Public

My Commission Expires: 1-15-87

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Paul E. Johnson, unmarried, Grantor, has bargained and sold, and by these presents does transfer and convey unto Claridge Builders, Inc., a Tennessee corporation, Grantee, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 22, 49, 71 & 72 on the plan of Reelfoot, Section Three, of record in Book 6250, pages 167 & 168, said Register's Office, to which plan reference is here made for a more complete and accurate description.
>
> Being part of the same property conveyed to Paul E. Johnson by Quitclaim Deed of record in Book 6563, page 179, Register's Office in Davidson County, Tennessee.
>
> This conveyance is made subject to (1) the lien for 1985 taxes; (2) Restrictive covenants contained in instrument of record in Book 6160, page 278; and Book 6177, page 105; said Register's Office; (3) Matters shown on the plan of record in Book 6250, pages 167 & 168; said Register's Office; (4) And easement for road as mentioned in Deed of record in Book 6107, page 84, said Register's Office; and (5) All

fissionable materials with right to remove same retained by the USA as set out in Book 1380, page 145, said Register's Office.

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This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns against the lawful claims of all persons whomsoever and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 30 day of May, 1985.

Paul E. Johnson
PAUL E. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, PAUL E. JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of May, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

DEBORAH A. HUGHES NOTARY PUBLIC DAVIDSON CO.

J09080

IDENTIF. REFERENCE

MAY 31 12 43 PM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WHW/5-29-85

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CASH 136.50-
3253A05A31V85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 090800

IDENTIF. REFERENCE

MAY 31 12 PM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139802