This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219-2298

BOOK 6723 PAGE 828

Address New Owner(s):	Send Tax Bills to:	Map: 145-7
Charles M. Johnson, Jr.	Same	Parcel: 53
125 North Spring		
Murfreesboro,TN 37130		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANNY WHITE PARTNERS, a joint venture (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHARLES M. JOHNSON, JR. and wife, VIKKI H. JOHNSON (the "Grantees"), their heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A, which is incorporated herein in its entirety.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is executed on this 21st day of November, 1985.

GRANNY WHITE PARTNERS, a joint venture

By: _____
James M. Powers, Jr.

By: _____
W. Thomas Harris

By: _____
Bruce A. Jenkins

By: _____
Leonard G. Ray

By: _____
Thomas R. Jones

By: _____
Daniel A. Hixon

By: _____
Tommy J. Ducklo

IDENTIFICATION REFERENCE

Dec 6 4 16 PM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

59226

By: Ted R. McCurdy
Ted R. McCurdy

By: Marlin Grimes
Marlin Grimes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Daniel, a Notary Public in and for the County and State aforesaid, personally appeared James M. Powers, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer in Granny White Partners, the within named bargainor, a joint venture, and that he as such venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21 day of November, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Daniel, a Notary Public in and for the County and State aforesaid, personally appeared W. Thomas Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer in Granny White Partners, the within named bargainor, a joint venture, and that he as such venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21 day of November, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Daniel, a Notary Public in and for the County and State aforesaid, personally appeared Bruce A. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer in Granny White Partners, the within named bargainor, a joint venture, and that he as such venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21 day of November, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Daniel, a Notary Public in and for the County and State aforesaid, personally appeared Leonard G. Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer in Granny White Partners, the within named bargainor, a joint venture, and that he as such venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21 day of November, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Daniel, a Notary Public in and for the County and State aforesaid, personally appeared Thomas R. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer in Granny White Partners, the within named bargainor, a joint venture, and that he as such venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21 day of November, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Daniel, a Notary Public in and for the County and State aforesaid, personally appeared Daniel A. Hixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer in Granny White Partners, the within named bargainor, a joint venture, and that he as such venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21 day of November, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Daniel, a Notary Public in and for the County and State aforesaid, personally appeared Tommy J. Ducklo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer in Granny White Partners, the within named bargainor, a joint venture, and that he as such venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21 day of November, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Daniel, a Notary Public in and for the County and State aforesaid, personally appeared Ted R. McCurdy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer in Granny White Partners, the within named bargainor, a joint venture, and that he as such venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21 day of November, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Daniel, a Notary Public in and for the County and State aforesaid, personally appeared Marlin Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a venturer in Granny White Partners, the within named bargainor, a joint venture, and that he as such venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a venturer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21 day of November, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of November, 1985.

Notary Public

My Commission Expires: 5/13/89

OFFICIAL RECEIPT

Exhibit A

Lot No. 14 on the plan of Inns of Granny White as of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Travelers Court being the most easterly corner of Lot No. 13 on the plan of Inns of Granny White, as of record aforesaid; thence, North 2° 36' 11" West 114.92 feet to a concrete monument; thence, North 15° 11' 42" East 166.42 feet to a concrete monument; thence, South 80° 39' 18" East 127.00 feet to a point; thence, South 13° 18' 45" East 211.57 feet to a point in the northerly margin of the cul de sac of Travelers Court; thence, westwardly along a curve forming the northerly margin of the cul de sac of Travelers Court having a length of 30.60 feet and a radius of 50 feet to a concrete monument in the northerly margin of the cul de sac of Travelers Court; thence, continuing along the northerly margin of the cul de sac of Travelers Court along a curve having a length of 21.03 feet and a radius of 25.00 feet to a concrete monument in the northerly margin of Travelers Court; thence, South 89° 48' 43" West 78.73 feet to a concrete monument in the northerly margin of Travelers Court; thence, westwardly along a curve in the northerly margin of Travelers Court having a length of 93.73 feet and a radius of 175.00 feet to the point of beginning. Containing 1.004 acres, more or less.

Being a part of the same property conveyed to Granny White Partners, a joint venture, by deed from Dukes & Dukes of record in Book 6566, page 477, Register's Office for Davidson County, Tennessee.

This property is subject to the terms of certain Restrictive Covenants of record in Book 6566, page 473, Register's Office for Davidson County, Tennessee.

This property is further subject to the terms of the instruments of record in Book 1081, page 643, Book 1108, page 460, Book 1361, page 247 and Book 2280, page 445, all in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6729 PAGE 834

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

411741R/06/85 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59226

IDENTIFI REFERENCE

Dec 6 4 17 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 199154