BOOK 6737 PAGE 474 FORM NO. WB-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $26,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 1985

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rebecca Nell Fricke (NAME)	Same (NAME)	Map 57
4560 Cato Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 45
Nashville, TN 37218 (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, Jack A. Johnson-Hill and wife, Lydia F. Johnson-Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca Nell Fricke

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:

LAND in the 13th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 7, 1982, and known as Job No. 82-091 as follows:

BEGINNING at an iron pin set on the easterly margin of Cato Road, said point of beginning being the westernmost corner of the William S. Henderson land, of record in Book 4854, page 120, said Register's Office; thence leaving Henderson's corner and with the margin of the said Cato Road the following calls: N36°29'45"W 92.51 feet to an iron pin; thence N30°41'07"W 95.95 feet to an iron pin; thence N 27°13'27"W 101.74 feet to an iron pin; thence N 21°05'40"W 95.90 feet to an iron pin; thence N 22°48'34"W 106.58 feet to an iron pin at the corner of the Cato Cemetary Property; thence leaving the margin of the said Road and with the southerly line of the said cemetary N 53°28'00"E 301.59 feet to an existing iron pin; thence with the line of the Ruby Biggs land of record in Book 4095, page 85, said Register's Office, N 46°41'37"E 203.15 feet to an iron pin; thence with a fence and continuing with Biggs line N 23°54'11"E 133.70 feet to an iron pin; thence N 26°44'48"E 117.20 feet to an iron pin; thence N 21°52'57"E 142.40 to an iron pin: thence N 18°52'10"E 94.37 feet to an iron pin; thence leaving Biggs line and with the line of the L. S. Vaughn land of record in Book 2796, page 173, said Register's Office, S 01°30'25"W 195.61 feet to an iron pin; thence S 02°38'20"W 177.18 feet to an iron pin; thence leaving Vaughn's line and with the line of the Robert H. Hunt land of record in Deed Book 5025, page 848, said Register's Office, S 04°13'18"W 344.80 feet to a point in a fence line; thence S 02°49'50"W 161.36 feet to an iron pin; thence S 01° 46'08"W 393.95 feet to an iron pin; thence S 01°09'28"W 185.19 feet to an iron pin; thence S 02°56'44"W 133.27 feet to an iron pin set in an old road bed; thence with the said old road N 39°25'23"W 99.26 feet to an iron pin set on the easterly margin of the said Cato Road; thence with the margin of the said Road N 27°50'43"W 95.52 feet to an iron pin; thence with the line of the aforesaid Henderson land as follows: N 25°15'24"E 78.79 feet to an existing pipe; thence N 15° 19'24"E 248.50 feet to an iron pin; thence N 39°09'48"W 280.00 feet to an iron pin; thence S 18° 16'53" W 317.90 feet to the point of beginning, containing 7.19 acres, more or less.

BEING the same property conveyed to Jack A. Johnson-Hill and wife, Lydia F. Johnson-Hill by deed from Pauline Williams, Executrix of the Will of Joanna Pugh, of record in Book 5898, page 744, Register's Office for Davidson County, Tennessee.

Taxes for 1985 have been pro-rated and paid.
Right-of-way easement of record in Book 2544, page 395, said Register's Office

This is ( ) unimproved (X) improved property, known as 4560 Cato Road Nashville, TN 37218
(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 s this 16th day of December, 19 85

Jack A. Johnson-Hill

Lydia F. Johnson-Hill

12/17

7246

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named ~~Jack A. Johnson-Hill and Lydia F. Johnson-Hill~~

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December 1985

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Jack A. Johnson-Hill and wife,

Lydia F. Johnson-Hill

TO
Rebecca Nell Fricke

File Box 24

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
DEC 17 8 17 AM '85

2971

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6737 PAGE 476

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
			26250.00- CONVEY	
			68.10 CO TAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	74.60-
			7246A12/17/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 7.6 2

Dec 17 9 17 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 202201