Prepared By: BOMAR, SHOFNER, IRION & RAMBO
104 Depot Street
Shelbyville, Tennessee 37160

Mail

New Owner +
SEND TAX BILLS TO:
Joyce M. Johnson
118 Hilltop Road
Shelbyville, Tennessee 37160

BOOK 6761 PAGE 261

MAP: 162
PARCEL: 45.00

FROM: LESA CHARLYNN JOHNSON

TO: JOYCE M. JOHNSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LESA CHARLYNN JOHNSON, hereby sell, transfer and convey unto JOYCE M. JOHNSON, her heirs and assigns, a certain tract or parcel of real estate, lying and being in the Fifth (5th) Civil District of Davidson County, Tennessee, being more particularly bounded and described as follows, to-wit:

Being in the 5th, formerly the 7th, Civil District of said County and State, beginning at a point 586 feet north of the center line of Benzing Road, said center line being the southwest corner of the property conveyed to Annie T. Hayes by deed of record in book 996, page 281, Register's Office for said County; thence with Hayes' west line north 2° east 400 feet; thence north 89° west 333 feet to the west line of the Reece Jones property; thence with his west line south 2° west 400 feet; thence eastwardly 333 feet to the point of beginning.

And being the same property conveyed to Lesa Charlynn Johnson by deed of record in book 5894, page 155, Register's Office of Davidson County, Tennessee.

An easement for a 20-foot road along the east line of the property in question shall be maintained for this property together with a three-acre tract immediately north and another three-acre tract immediately south of the property in question.

01/13 45.50 CHECK

This road is to be of service to the three tracts of land.

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said JOYCE M. JOHNSON, her heirs and assigns, forever in fee simple.

I COVENANT that I am lawfully seized and possessed of the above described tract of real estate; that I have a good and lawful right to sell and convey the same; and that the same is free and unencumbered.



I FURTHER COVENANT and bind myself, my heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto the said JOYCE M. JOHNSON, her heirs and representatives, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand, this the 6th day of January, 1986.

LESA CHARLYNN JOHNSON

STATE OF TENNESSEE

COUNTY OF BEDFORD

Personally appeared before me, the undersigned, a Notary Public in and for the State and Couty aforesaid, the within named bargainor, LESA CHARLYNN JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the foregoing deed instrument for the purposes therein contained.

WITNESS my hand and official seal at Shelbyville, Tennessee, on this the 6th day of January, 1986.

Notary Public

My Commission Expires: 7-16-88

FORM FOR OATH

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR VALUE OF THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $75.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF January, 1986

NOTARY PUBLIC OR REGISTER

7-16-88

IRIS BEATTY NOTARY PUBLIC BEDFORD COUNTY, TN

FILED JAN 13 2 02 PM '86

REGISTER'S OFFICE BEDFORD COUNTY, TN

IDENTIFICATION REFERENCE

80379

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

RECEIVED OF _____

FOR _____ BOOK 6761 PAGE 263

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

| ATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

150CC.CO- CAMT.
39.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 45.50-
5333A01/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6,8379

IDENTIFICATION REFERENCE

JAN 13 2 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210101