BOOK 6785 PG 85

This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joel A. Christmas, et ux
336 Monaco Drive
Hermitage, TN 37076

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Map 53-12
Parcel 206
LW 00280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Geneva H. Johnson, a widow,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joel A. Christmas and wife, Lela F. Christmas,** 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 Davidson County, Tennessee, being the westerly one-half Lot No. 21 of Section 2 on the Map of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's Property, known as Dupontonia, of record in Book 843, page 56, Register's Office for said County.
>
> Said part of Lot No. 21 fronts 175 feet on the northerly side of Old Hickory Beulvard and runs back between parallel lines 525 feet to a deed line.
>
> Being the same property conveyed to James E. Johnson and wife, Geneva H. Johnson, by virtue of a deed from Voyd L. Stewart and wife, Margaret H. Stewart, as of record in Book 2025, page 193, Register's Office for Davidson County. The said James E. Johnson died March 28, 1985.

This is improved property known as 3414 Old Hickory Blvd., Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a sewer easement of record in Book 1003, page 524, and rights-of-way to the State of Tennessee of record in Book 4962, page 33, and Book 5395, page 402, and an easement to South Central Bell Telephone Company of record in Book 5430, page 445, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 my hand this 18th day of February, 1986.

7.67.91.

IDENTIFICATION REFERENCE

FEB 19 | 23 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

Geneva H. Johnson

GENEVA H. JOHNSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gevena H. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 10/12/86

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
			70000.00- CONT.	
			182.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.50-
5594A02/19/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.7.9 1.

IDENTIFICATION REFERENCE

FEB 19 1 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220106