FORM NO. WD-1

File Box 24

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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 THE 20th DAY OF March 1986.

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
Charles E. Hamby, Jr. (NAME)	Same (NAME)	Map 98
345 Willow Bough Lane (STREET ADDRESS, OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 38.03
Old Hickory, Tennessee 37138 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	04D-15230

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, George T. Johnston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Hamby, Jr.

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 lying and being in the 4th Civil District of Davidson County, Tennessee, and being a part of the John Cook Lands as of record in Book 45, pages 765 and 766, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on November 12, 1963, and amended on December 7, 1963, and shown as Tract No. 8 on said survey, described as follows, to-wit:

BEGINNING at an iron pin in the northerly margin of John Hager Road; said point being the southwest corner of the tract herein conveyed and the southeast corner of Tract No. 7 which was conveyed to Willis G. McCarter; thence N2°30'E, 857.0 feet to an iron pin; thence S85°10'E, 150.4 feet to an iron pin; thence south 2°30'W, 813.6 feet to an iron pin in the northerly margin of John Hager Road; thence in a westerly direction along the northerly margin of John Hager Road 154.8 feet to the point of beginning, and containing 2.9 acres, more or less.

BEING the same property conveyed to George T. Johnston and wife, Reba B. Johnston by Installment Deed from Robert E. Baker, Trustee, of record in Book 3678, page 294, Register's Office for Davidson County, Tennessee. The said Reba B. Johnston having since died.

Shirley A. Johnston joins in the execution of this instrument to convey whatever marital rights she may have.

TVA easement of record in Book 1255, page 347, said Register's Office.

Restrictive Covenants of record in Book 3678, page 294, requiring minimum building requirement of 600 square feet of living area.

All Taxes for 1986 assumed by Grantee

unimproved ( )
This is improved (X) property, known as 5102 John Hager Road Hermitage, TN 37076
(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 18th day of March, 19 86

George T. Johnston

Shirley A. Johnston

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 ~~George T. Johnston and Shirley A. Johnston~~

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 18th day of March 1986.

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

8514 5.

WARRANTY DEED

FROM

George T. Johnston

TO

Charles E. Hamby, Jr.

IDENTIFICATION REFERENCE

MAR 21 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____ BOOK 6810 PAGE 449

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
			105 [illegible] 3- COUNT	
			273.00 CSTAX	
			WD [illegible]	
			6.00 MISC	
			CHECK 279.00-	
			03/31/86 DPL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85145

IDENTIF. REFERENCE

MAR 21 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229796