WARRANTY DEED

File #1

FROM: Paul E. Johnson, unmarried, Grantor

TO: Jeffrey P. Johnson, unmarried, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

P.O. Box 171098
Nashville, TN 37217

Send Tax Bills To: Same

Map-Parcel Numbers

108-8-249
108-8-250
108-8-296

Field Book Numbers

3D-91031
3D-91032
3D-91078

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Seven Thousand Five Hundred Dollars ($37,500.00).

Jeffrey P. Johnson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of May, 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/8/89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Paul E. Johnson, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Jeffrey P. Johnson, Grantee, his heirs, successors, 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 Lots Nos. 23, 24 and 70, on the Plan of Reelfoot, Section 3, of record in Book 6250, pages 167 and 168, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Paul E. Johnson by Quitclaim Deed from Reelfoot Development Corporation, of record in Book 6563, page 179, Register's Office for Davidson County, Tennessee.

This is unimproved property.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes, not yet due and payable.

2. Restrictive Covenants contained in instrument of record in Book 6160, page 278; Book 6177, page 105; Book 6612, page 610, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 6250, pages 167 and 168, said Register's Office, shows an Owner's Certificate, certain easements and setback lines to which reference is hereby made, for the location and dimensions.

4. Easement for road as mentioned in deed of record in Book 6107, page 84, Register's Office for Davidson County, Tennessee.

5. All fissionable materials with right to remove same as set out in Book 1380, page 145, said Register's Office, retained by the U.S.A.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 16th day of May, 1986.

Paul E Johnson

PAUL E. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, PAUL E. JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16th day of May, 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/8/89

01679

IDENTIFICATION REFERENCE

MAY 16 3 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1947W/5-16-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6859 PAGE 473

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WO - 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

37500.CO- CAMT.
97.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 107.00-.
5126A05/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 6 7 9

IDENTIFICATION REFERENCE

MAY 16 3 57 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248926