THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055

Map 29
P/o Par 36 1a

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLARS, cash in hand paid by MELVIN RAYMOND JOHNSON and wife, EDNA RUTH JOHNSON, and other good and valuable consideration, receipt of which is hereby acknowledged. WE, THEO KRANTZ FLAIR, ANITA KRANTZ WINTERS, BETTY DEVER PETTY and GEORGE EDWARD DEVER, have bargained and sold, and by these presents do transfer and convey unto the said MELVIN RAYMOND JOHNSON and wife, EDNA RUTH JOHNSON, their heirs and assigns, a certain tract or parcel of land described as follows:

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Lying and being in the Second Civil District of Davidson County, and being Lot No. 1 in the A. L. Krantz Subdivision of record in Plat Book 6050, Page 218, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the Northerly margin of Grays Point Road, said monument being the Southwest corner of the property conveyed to Raymond W. Runnels and wife, Maria E. Runnels by deed from Stephen harper and wife, Beverly Harper, of record in Book 5216, Page 693 of the Register's Office of Davidson County, Tennessee;

THENCE, with the Northerly margin of Grays Point Road, South 27 degrees 35 minutes 58 seconds West, 118.98 feet to an iron pin:

THENCE, with a curve to the right (R = 311.67 feet; L = 13 degrees 02 minutes 39 seconds) a distance of 70.96 feet to an iron pin;

THENCE, with a curve to the right (R - 212.0 feet; L = 39 degrees 56 minutes 05 seconds) a distance of 147.76 feet to a concrete monument;

THENCE, North 2 degrees 43 minutes West, 186.81 feet to an iron pin;

THENCE, North 12 degrees 48 minutes 40 seconds West, 309.42 feet to an iron pin;

THENCE, North 45 degrees 30 minutes East, 105.90 feet to an iron pin:

THENCE, South 34 degrees 15 minutes East, 395.96 feet to the point of beginning, containing 2.01 acres, more or less.

Being a part of the same property conveyed to A. L. Krantz by deed from Toney St. Charles, Executor of the H. Floto Estate, by deed of record in Book 476, Page 128, in the Register's Office of Davidson County, Tennessee. Also being part of the same property title to which vested in Theo Krantz Flair, Anita Krantz Winters and Geneva Krantz Dever by operation of law as the heirs-at-law of A. L. Krantz, deceased.

Also being part of the same property in which a one-third (1/3) interest vested in Betty Dever Petty and George Edward Dever by the Last Will and Testament of Geneva Krantz Dever, deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MELVIN RAYMOND JOHNSON and wife, EDNA RUTH JOHNSON, their heirs and assigns, forever. And we do covenant with the said MELVIN RAYMOND JOHNSON and wife, EDNA RUTH JOHNSON, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

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And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said MELVIN RAYMOND JOHNSON and wife, EDNA RUTH JOHNSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 8 day of April, 1986.

090 5 6

IDENTIFICATION REFERENCE

JUN 10 2 19 PM '86

ELLIS Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

Theo Krantz Flair
THEO KRANTZ FLAIR

Anita Krantz Winters
ANITA KRANTZ WINTERS

Betty Dever Petty
BETTY DEVER PETTY

George Edward Dever
GEORGE EDWARD DEVER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, THEO KRANTZ FLAIR and ANITA KRANTZ WINTERS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 8 day of April, 1936.

Robert O. Peebles
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BETTY DEVER PETTY, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 6 day of [illegible], 1986.

NOTARY PUBLIC

My Commission Expires:

[illegible]

STATE OF TEXAS

BOOK 688 2 PAGE 699

COUNTY OF [illegible]

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, GEORGE EDWARD DEVER, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this [illegible] day of [illegible], 1986.

NOTARY PUBLIC

My Commission Expires:

[illegible]

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $[illegible], which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 9 day of [illegible], 1986.

Notary Public

My Commission Expires:

[illegible]

MAP
GROUP
PARCEL

PURCHASERS' ADDRESS AND
SEND TAX STATEMENT TO:
Mr. and Mrs. Melvin Raymond Johnson
4442 Grays Point Road
Ashton, Tn. 37020

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
			26000.00- CAMT.	
			67.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	77.10-
3821A06/10/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 0 5 6

IDENTIFI REFERENCE

JUN 10 2 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257438