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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
SPENCER PATRICK JOHNSON & SHERRY STEPHENS JOHNSON (NAME)	SPENCER PATRICIC JOHNSON AND SHERRY S. JOHNSON (NAME)	3
P.O. BOX 519 (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 519 (STREET ADDRESS)	P/O 46 4th
FRANKLIN TN 37065-0519 (CITY) (STATE) (ZIP CODE)	FRANKLIN TN 37065-0519 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of

Ten ($10.00) ---------- DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged; we, Sam N. Stephens and wife, Mardelle J. Stephens,

have bargained and sold, and by these presents do transfer and convey unto the said Spencer Patrick Johnson and wife Sherry Stephens Johnson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lying in the 10th Civil District of Davidson County, Tennessee described as follows:

BEGINNING at a spike in the centerline of Baker Station Road, said spike being 600 feet more or less west of the centerline of Tinnon Road and also being the southeast corner of the herein described tract,

Thence, with the centerline of Baker Station Road south 81°23'06" west, 150.00 feet to a spike, a corner to Sam N. Stephens and wife as recorded in Deed Book 3879, page 257, R.O.D.C.T.;
Thence, leaving the centerline of said road and with Stephens line north 21°07'51" west, 555.00 feet to an iron pin set;
Thence, south 87°58'28" west, 437.96 feet to an iron pin set;
Thence, north 04°48'11" east, 189.56 feet to an iron pin found;
Thence, with the line of Parrish south 86°23'13" east, 682.15 feet to an iron pin found, the northwest corner of Robert J. Murphy and wife as recorded in Deed Book 3186, page 5, R.O.D.C.T., and the northeast corner of this tract;
Thence, with Murphy's line and a fence south 08°07'59" east, 632.00 feet to the POINT OF BEGINNING, and containing 5.02 acres according to a survey by J.A. Crawford III, dated April 12, 1986

Being part of the same property conveyed to Sam N. Stephens and wife, Mardelle J. Stephens, by deed from Walter Howard Beech and wife, Mildred Elise Beech, of record in Book 3879, page 257, Register's Office for Davidson County, Tennessee, and by deed from Joe C. Binkley and wife, Peggy B. Binkley of record in Book 3948, page 579, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as E. Baker Station Road (House Number) (Street)

Goodlettsville (City or Town) 37072 (Zip Code)

(P. O. Address)

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.

Whenever 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 hands this 6 day of May, 19 86

x Sam N. Stephens

x Mardelle J. Stephens

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sam M. Stephens and wife Mardelle J. Stephens

the bargainors $10.00, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, this 6 day of May, 1986.

My commission expires 10-24-1988 Notary Public Naomi Gamble

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

(Mrs.) Sherry Stephens Johnson

Sworn to and subscribed before me
this 11th day of June, 1986.

My commission expires April 19th, 1987 Notary Public William F. Mincey

This instrument was prepared by:

Nancy C. King	116 Chaparral	Hendersonville, TN
Name		Address

WARRANTY DEED

FROM

TO

09539.

IDENTIFICATION REFERENCE

JUN 11 2 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

25000.00- CONST.
65.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
4369A06/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09539

IDENTIFICATION REFERENCE

JUN 11 2 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257974