BOP 12
21556757

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Regina D. King
Affiant

Subscribed and sworn to before me, this 29th day of AUGUST, 1986.

June E. Atkinson
Notary Public

My Commission expires: 7/17/88

BOOK 6964 PAGE 638

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Emma Mae Jordan Johnson Gloria C. Johnson, Unmarried & Valerie F. Johnson, Unmarried 1495 BELL ROAD Nashville, TN 37211	METROPOLITAN FEDERAL 230 4th Avenue, North Nashville, TN 37219	162-0-145 162-0-144

WARRANTY DEED

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, EMMA MAE JORDAN JOHNSON, UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GLORIA C. JOHNSON, UNMARRIED, AND VALERIE F. JOHNSON, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, a one-half undivided interest each in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being known as a part of Lot No. 7 on the Map of Division of the Lands of William Whittemore, deceased, of record in Minute Book "I", page 709, County Court Clerk's Office for Davidson County, Tennessee, and described according to a survey of Ernest Drake, Surveyor, dated August 8, 1986, and described as follows:

BEGINNING at a point in the northerly line of A.D. Hewlett, Map 162, Parcel No. 204, said point being North 76° 45' West 56.0 feet from a concrete marker in the northerly margin of Bell Road; thence along the westerly line of Ida J. Mobley's Parcel No. 144 of Map 162 North 05° 46' West 525.0 feet to a point; thence South 78° 15' West 380.2 feet to a point in the easterly line of G.B. Maxwell's Parcel No. 68; thence South 2° 15' West 350.0 feet to a point in the northwesterly corner of A.D. Hewlett's Parcel No. 67; thence North 78° 15' East 257.0 feet to a point; thence South 01° 10' East 178.39 feet to a point, the northwesterly corner of said Parcel No. 204; thence South 86° 21' East 74.52 feet to a

IDENTIFICATION REFERENCE
AUG 29 4 02 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
3697.9

point; thence South 76° 45' East 28.02 feet to the point of beginning, containing 3.5 acres, more or less.

Being part of the same property vested in Luther Jordan by inheritance from James Jordan, deceased and by deed from Arthur Jordan, et al., of record in Book 702, page 753; by deed from Hattie Jordan Owens, of record in Book 794, page 191; and by deed from Catherine Owen, of record in Book 2600, page 414, said Register's Office; the said Luther Jordan having since died and by his Will of record in Will Book 91, page 325, Probate Court Clerk's Office, devised subject property to Emma Mae Jordan Johnson, with a life estate retained in Lizzie Mai Jordan, the said Lizzie Mai Jordan having since died.

APPURTENANT EASEMENT: A 25 foot wide ingress, egress and utility easement from Bell Road to Parcel 145, Map 162, crossing the southwesterly corner of Parcel 144, being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Bell Road, said iron pin being North 65° 22' East a distance of 78.0 feet from a concrete monument which is South 76° 45' East a distance of 55.0 feet from the southwesterly corner of Parcel 144; thence North 23° 30' West a distance of 211.3 feet to an iron pin in the easterly line of Parcel 145; thence North 05° 46' East a distance of 43.42 feet along said easterly line of Parcel 145 to an iron pin; thence South 23° 30' East a distance of 246.8 feet to an iron pin in the northerly margin of said Bell Road; thence South 61° 22' West 25 feet to the point of beginning, containing 5,726.25 square feet or .13 acres, more or less.

Being the same easement conveyed to Emma M. Johnson by deed from Ida F. Jordan Mobley, unmarried, of record in Book 6772, page 480, said Register's Office.

This conveyance is made subject to:

1. 1986 Metro taxes which have been prorated and assumed by Grantees.

2. Rights of others in and to the land embraced within the appurtenant easement.

This is (x) improved property, known as: 1495 BELL ROAD
( ) unimproved (House Number) (Street)

NASHVILLE, TN 37211
(P. O. Box) (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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs 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 29th day of AUGUST, 1986.

Emma Mae Jordan Johnson

Emma Mae Jordan Johnson

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Emma Mae Jordan Johnson, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of AUGUST, 1986.

Anne E. Atkinson

Notary Public

My Commission Expires:

7/17/88

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

95000.00 CAMT
266.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 275.50
6234A08/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3697.9

IDENTIFICATION REFERENCE

AUG 29 4 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289173