BOOK 7009 PAGE 454

Field Book No. 13DA-36585
Map and Parcel No. 70-3-1.1

This Instrument Prepared By:
Gayle T. Moyer, Attorney at Law
City Hall Mall
Franklin, Tennessee 37064

Send Tax Statements To:
Lois O. Jones
3336 Buena Vista Pike
Nashville, Tn. 37218

Name/Address New Owner:
SAme

Name of Mortgagee:
Charles & Janet Johnson
122 Harpeth View Trail
Kingston Springs, Tn
37082

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHARLES JOHNSON and wife, JANET JOHNSON, have bargained and sold and by these presents do transfer and convey unto LOIS O. JONES, her heirs and assigns forever, the following described property, to wit:

A tract of land in the Second Civil District of Davidson County, Tennessee formerly the 12th Civil District of Davidson County, Tennessee lying at the end of Walker Lane and being more fully described as follows:

Beginning at an iron pin on the East margin of Walker Lane approximately 170.55' from the radius return of Ledford Drive, said pin being the Southwest corner of Morris Levin as recorded in Deed Book 5770, page 478, R.O.D.C., Tn.; thence leaving the East margin of Walker Lane and with the Line of Levine N 80 deg. 38' 14" E a distance of 220.18' to a concrete monument in the line of Don Q. Pullen; thence with an old fence line the westerly line of Pullen as recorded in Deed Book 2740, page 465, R.O.D.C., Tn., S 2 deg. 46' 40" W a distance of 231.87' to a corner post in the line of Ralph Jerry Cazort as recorded in Deed Book 4169, page 924, R.O.D.C., Tn.; thence leaving the said Property and with the fence line being the northernmost line of Capitol Properties as recorded in Deed Book 6049, page 118, R.O.D.C., Tn., S 58 deg. 48' 09" W a distance of 598.20' to an iron pin; thence leaving said property and with the Easternmost line of Dan S. Richardson as recorded in Will Book 72, page 282, R.O.D.C., Tn., N 23 deg. 26' 03" W a distance of 450.03' to an iron pin; thence continuing with the line of Richardson N 37 deg. 52' 29" E a distance of 216.17' to a concrete monument; thence leaving said property and with the line of Juanita M. Thomas & Lillie T. Boyd as recorded in Deed Book 5325, page 61, R.O.D.C., Tn., S 36 deg. 58' 36" E a distance of 223.13' to an iron pin; thence continuing with the said line through a curve to the right with a radius of 337.92' (central angle of 27 deg. 32' 20", a chord bearing of N 66 deg. 54' 27" E and a chord distance of 160.86') a distance of 162.42' to a concrete monument; thence still with the line of Thomas & Boyd through a curve to the left with a radius of 25.00' (central angle of 90 deg. 00' 00", a chord bearing of N 35 deg. 38' 14" E and a chord distance of 35.36') a distance of 39.27' to a concrete monument in the West margin of Walker Lane; thence leaving the West margin of Walker Lane with the Southerly margin of said road N 80 deg. 38' 14" E a distance of 50.00' to an iron pin, being the point of beginning, and containing 5.174 acres, according to a survey prepared by Joseph E. Ahler & Associates, dated 9-9-86 and 9-12-86, Job No. 86204.

Being a portion of the same property conveyed to Charles or Janet Johnson by Final Decree Confirming Sale in the cause of State of Tennessee vs. James H. Chandler, Jr., et ux, No. 80-400-I, in the Chancery Court, Part I, of Davidson County, Tennessee, said Final Decree recorded in Book 5717, page 247, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have hereunto set their signatures, this the 14th day of October, 1986.

52736

FILED FOR RECORD
Oct 15 9 23 AM '86

CHARLES JOHNSON

JANET JOHNSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named CHARLES JOHNSON and wife, JANET JOHNSON, the bargainors, 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 seal, at office, on this 14th day of October, 1986.

Notary Public

My Commission Expires:
5-20-87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $18,000.00.

Affiant

Sworn to and subscribed before me on this the 10th day of October, 1986.

Notary Public

My Commission Expires:
5-20-87

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

RECEIVED OF _____

FOR _____

BOOK 7009 PAGE 456

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

100 .00- CANT.
50.40 CSTAX
.50 PRFE
6.00 WDE
CHECK 56.90-
41098 10/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 7 8 6

IDENTIFICATION REFERENCE

Oct 15 9 23 AM '86

No.00362