file Lot 8/

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Douglass S. Johnson
1851 Laurel Ridge Drive
Nashville, TN 37215

MORTGAGEE:
Same

MAP-PARCEL NUMBERS:
FH-21600 145-1042

SPECIAL **WARRANTY DEED**

BOOK 7364 PAGE 57

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katherine S. Sharp, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Douglass S. Johnson and wife, Ella Blair Johnson

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

SEE ATTACHED "EXHIBIT A" FOR COMPLETE LEGAL DESCRIPTION

The warranties herein contained shall apply only to the lawful claims of persons claiming by, through or under the Grantor, but not further or otherwise.

Grantor further grants to Grantee an easement appurtenant to the described property over and upon Lot 3 of said Sharp Subdivision to the extent that such may be necessary by reason of the encroachment of any portion of the sewage disposal system serving the said Lot 2, including the right of reasonable access for maintenance and repairs to such system. This easement shall run with the land until such time as said Lot 2 is connected to public sanitary sewer and shall thereupon terminate.

This conveyance is subject to any and all matters shown on the herein referenced plan of record.

This is ~~an~~ improved property, known as 1851 Laurel Ridge Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of September, 19 87.

Katherine S. Sharp
Katherine S. Sharp

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of September, 19 87, before me personally appeared Katherine S. Sharp, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 311,000.00.

Douglas Johnson
Affiant

Subscribed and sworn to before me, this the 25th day of September, 1987.

My Commission Expires: 10-24-88 _____ Notary Public

WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TEN

WARRANTY DEED

from:
Katherine S. Sharp, unmarried,

to:
Douglass S. Johnson and wife,
Ella Blair Johnson

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27016

"EXHIBIT A"

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Sharp Subdivision, of record in Book 6900, page 436, Register's Office for said County, and being described as follows:

BEGINNING at an iron pin in the easterly margin of Laurel Ridge Drive, said pin being located at the southwesterly corner of Lot No. 1 and being the northwesterly corner of said Lot No. 2; thence with the common line between Lots Nos. 1 and 2, leaving said margin of said Drive, north 82 degrees 23 minutes 00 seconds East 104.48 feet to an iron pin; thence, continuing with said common line, south 41 degrees 30 minutes 00 seconds east 46.54 feet to a point; thence, continuing with said common line, south 83 degrees 5 minutes 00 seconds east, 420.67 feet to an iron pin, said pin being the southeasterly corner of said Lot No. 1; thence with the rear line of said Lot No. 1, north 12 degrees 31 minutes 00 seconds east 75 feet to an iron pin, said pin being the northeasterly corner of Lot No. 1; thence south 77 degrees 29 minutes 00 seconds east 173.77 feet to a point, said point being the northeasterly rear corner of said Lot No. 2; thence, south 22 degrees 7 minutes 38 seconds east 125 feet to a point; thence, south 00 degrees 32 minutes 45 seconds west 39.89 feet to an iron pin; said pin being located at the rear common corner of Lots Nos. 2 and 3; thence with the common line between Lots Nos. 2 and 3, north 79 degrees 58 minutes 00 seconds west 575.62 feet to an iron pin; thence, continuing with said common line, south 32 degrees 32 minutes 00 seconds west 72.91 feet to an iron pin; thence, continuing with said common line, south 73 degrees 27 minutes 00 seconds west 152 feet to an iron pin; thence, continuing with said common line north 80 degrees 14 minutes 16 seconds west, 45.67 feet to an iron pin located in the easterly margin of Laurel Ridge Drive, said pin being located at the northwesterly corner of Lot No. 3; thence with said margin of said Drive, north 9 degrees 45 minutes 44 seconds east 128.66 feet to an iron pin; thence, continuing with said margin of said Drive, north 87 degrees 53 minutes 8 seconds west 12.00 feet to a concrete monument; thence, continuing with said margin north 2 degrees 9 minutes 41 seconds east, 61.33 feet to an iron pin, said pin being the point of beginning, and containing 2.08 acres, more or less.

BEING a portion of the same property conveyed to Alfred D. Sharp, Jr., and wife, Katherine S. Sharp by deed from Elmer Davies, Jr., Trustee, of record in Book 3505, page 162, said Register's Office. Alfred D. Sharp, Jr., has since died leaving Katherine S. Sharp as sole owner as surviving tenant by the entirety.

6919.5

IDENTIFICATION REFERENCE

SEP 28 11 52 AM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7364 PAGE 60

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TAX - STATE TAX MORT	
TD - TRUST DEED				PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL

311000.00- CAMA
870.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 880.30-
7166A09/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 1 9 5

IDENTIFI REFERENCE

SEP 28 11 52 AM '87

DAVIDSON COUNTY, TN

No. 20738