File No. 22237 FILE BOX "7" BOOK 7375 PAGE 741

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF October 87

Notary Public

MY COMMISSION EXPIRES: 3/14/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
ROUSSEL CONSTRUCTION CO., INC. (NAME)	CFS MORTGAGE CORPORATION (NAME)	part of Map 59-10
1015 Fair Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 246
Franklin, Tennessee 37064 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	13DA 35020

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, WE, CHARLIE JOHNSON and wife, MAGGIE T. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROUSSEL CONSTRUCTION COMPANY, INC., a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

part of
BEING the same property conveyed to Charlie Johnson and wife, Maggie T. Johnson by deed from James S. Vincent, Jr., single of record in Book 5895, page 56, Register's Office for Davidson County, Tennessee., and by Deed of record in Book 4613, page 272, said Register's Office..

7308.6

IDENTIFICATION REFERENCE

OCT 9 10 37 AM '87

DAVIDSON COUNTY, TN

CHECK

( ) Unimproved
( ) This is improved property, known as Lots 1,2, and 3 Haynes Manor, Section 8
(House Number) (Street) (P.O. Address) (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 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. 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 our hands this 6th day of October, 1987

Charlie Johnson
CHARLIE JOHNSON

x Maggie T. Johnson
MAGGIE T. JOHNSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie Johnson and wife, Maggie T. 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 official seal at Nashville, Tennessee, this 5th day of October, 1987.

Commission Expires: 2/11/91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Commission Expires _____

Notary Public

WARRANTY DEED

FROM

TO

CALDWELL ENGINEERING & SURVEYING
POST OFFICE BOX 323 • HENDERSONVILLE, TENNESSEE 37077 • (615) 824-4747

A tract of land situated in the Twelfth Civil District of Davidson County, TN, being a portion of the Charlie Johnson and wife Maggie Johnson property as of record in Deed Book 4613, page 272, R.O.D.C., TN, and being more particularly described as follows:

Beginning at a concrete monument in the north right-of-way of Garrison Drive, said point being the southeast corner of Lot 625, Haynes Manor - Section 5, as of record in Plat Book 4460, page 35, R.O.D.C., TN, and being a corner of the herein described tract, thence with Section 5, N 32°53'W 95.12 feet to a concrete monument, thence N 21°28'E 55.70 feet to a concrete monument, thence S 72°48'E 115.49 feet to a concrete monument in the west right-of-way of proposed Garrison Drive, thence crossing said right-of-way S 68°54'E 50.00 feet to a concrete monument, thence with said right-of-way, along a curve to the right, having a central angle of 07°41'25", a radius of 254.07 feet, a tnagent length of 17.07 feet, a chord length of 34.08 feet, and an arc length of 34.10 feet to a concrete monument, thence leaving said right-of-way S 61°13'E 178.02 feet to a concrete monument in the east line of Royal Garden Estates, Section 1, as of record in Plat Book 3700, page 29, R.O.D.C., TN, said line also being the center line of a 150 foot T.V.A. transmission line easement, thence with Royal Garden Estates and said easement S 21°07'W 217.14 feet to a concrete monument at the northeast corner of Lot 684, Haynes Manor - Section 5, thence with Section 5, N 68°37'W 32.03 feet to a concrete monument, thence N 34°09'W 278.02 feet to a concrete monument in the north right-of-way of Garrison Drive, thence with said right-of-way, along a curve to the right having a central angle of 01°08'02", a radius of 195.03 feet, a tangent length of 1.93 feet, a chord length of 3.86 feet, and an arc length of 3.86 feet to the point of beginning, containing 1.20 acres, more or less.

87-22

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			30000.00- CART.	
			84.00 CSTAX	
			.50 PRFEE	
			9.00 UNREG	
			CHECK	93.50-
1602A	10/09/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7308.6

IDENTIFICATION REFERENCE

OCT 9 10 37 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 25079