4745

BOOK 7516 PAGE 555 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible],894.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF April, 19 88

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malvin Johnson and/or Harry Johnson, Co-Trustees (NAME)	Malvin Johnson a/k/a Harry Johnson (NAME)	75-49
5309 Weber Road (STREET ADDRESS OR ROUTE NUMBER)	302 Adams Lane (STREET ADDRESS)	4D-02150
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Mt. Juliet TN 37122 (CITY) (STATE) (ZIP)	

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, Jannette L. Harden, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malvin Johnson and/or Harry Johnson, Co-Trustees

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:

Land in the 4th Civil District of Davidson County, Tennessee and described according to a survey made by J. L. Murphy, Jr. and Co., dated February 3, 1962, as follows:

Beginning at a point in the center line of Weber Road, south of the intersection of said line with the center line of Old Hickory Blvd., and thence N 86 degrees 56' W 26.33 ft. to a point in the west right of way of Weber Road, said point being the terminus of a short radius curve, thence with said curve (Delta 79 degrees 46', radius 25 ft., tangent 20.89 ft.) 34.8 ft. to the origin of said curve; thence N 76 degrees 42' W 174.46 ft. to a point, the beginning of a curve; thence with said curve (Delta 19 degrees 39', radius 404.21 ft., tangent 70.0 ft.) 138.63 ft. to a point; thence S 85 degrees 21 ' W 8.89 ft. to a point; thence S 12 degrees 59' W 347.06 ft. to a point; thence S 65 degrees 33' E 279.23 ft. to the origin of a short radius curve; thence with said curve (Delta 89 degrees 57', radius 25 ft., tangent 24.98 ft.) 39.25 ft. to the terminus of said curve at a point in the West right of way of Weber Road; thence S 65 degrees 30' E 25 ft. to the center line of Weber Road; thence with said center line of said Road N 24 degrees 30' E 245.04 ft. to a point; thence with said center line of said Road N 13 degrees 00' E 100.00 ft. to a point; thence with said center line of said Road N 5 degrees 30' E 56.25 ft. to the beginning, and containing 3.351 acres, more or less.

Included but excluded is that portion of the property conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee, in Book 7429, page 270, Register's Office for said County, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described as

This is unimproved (XX) improved ( ) property, known as 5309 Weber Road, Hermitage, Tennessee 37076
(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 her hand this 14th day of April, 19 88

Jannette L. Harden

Jannette L. Harden

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 Jannette L. Harden, unmarried

the bargainor, 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 and official seal at Nashville, Tennessee, this 14th day of April, 1988.

Notary Public

Commission Expires July 10, 1990

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___.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM Jannette L. Harden, unmarried

TO Malvin Johnson and/or and Harry Johnson, Co-Trustees

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

FILED
APR 14 3 21 PM '88
HELEN Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

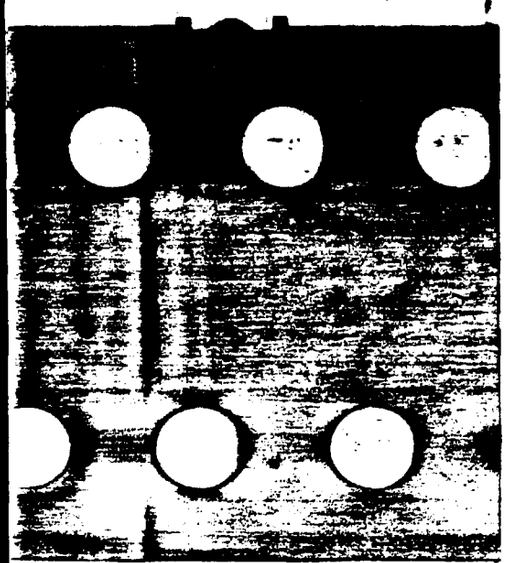
4581 04/14 010 03CHECK 303.02

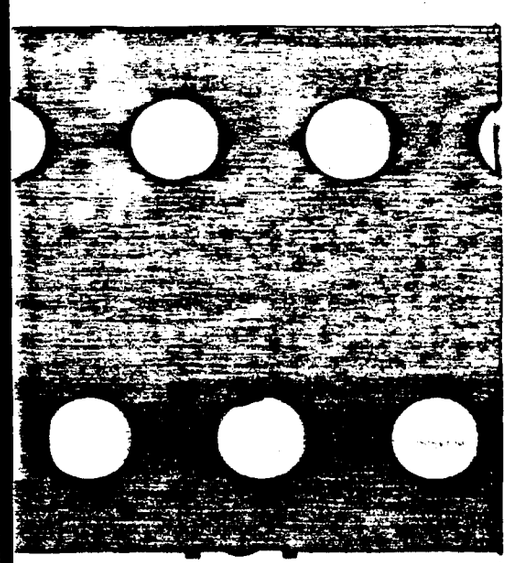
follows:

From the point of beginning, said point being on the right of way of Andrew Jackson Parkway, further described as being the property corner of Frank M. Harden and wife, A. H. Johnson, et ux; thence S 07 degrees 23' 22" W for 14.64 feet to a point; thence N 00 degrees 27' 18" W for 28.25 feet to a point, said point being on a curve having a central angle of 32 degrees 14' 33", radius 25.00 feet, chord bearingS 08 degrees 43' 55" E, and chord distance 13.88 feet; along said curve for an arc distance 13.88 feet; along said curve for an arc distance of 14.07 feet to the end of the curve, said point being the point of beginning containing 37 square feet.

TEMPORARY CONSTRUCTION EASEMENT: A tract of land 10 feet in width lying adjacent and parallel to the proposed right of way of Andrew Jackson Parkway. Said temporary construction easement to be abandoned upon completion of construction.

Being the same property conveyed to Frank M. Harden and wife, Jannette L. Harden by deed from Jane E. Tonkins and husband, Harold A. Tonkins as of record in Book 5904, page 211, said Register's Office. The said Frank M. Harden having quitclaimed to Jannette L. Harden, an unmarried person in Book 6635, page 88, said Register's Office, dated May 21, 1985.





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 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
			CAMT	
				105894.00
			CON TX	296.52
			PRFEE	0.50
			WDEED	6.00
			TOTAL	303.02
			CHECK	303.02
04/14/88	01		15:21 0001	4581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21456

IDENTIFICATION REFERENCE

APR 14 3 22 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 80724