FORM NO. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF August 1990

Notary Public

MY COMMISSION EXPIRES: 5-20-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Michael K. Radford, Esq., Suite 800, Noel Place, 200 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Dwayne Johnson and wife, Larraine Johnson (NAME)	Same (NAME)	Map 29
3869 Cantarutti Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 195
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	(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~~ I, Burton Painter, as Administrator of the Estate of Patricia Yates, deceased

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwayne Johnson and wife, Larraine Johnson

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:

BOOK 8174 PAGE 471

See Exhibit A

49274

IDENTIFICATION REFERENCE

Aug 15 8 38 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9781 08/15 0101 03CHECK 176.65

unimproved ( )
This is improved (X) property, known as 3869 Cantarutti Road (House Number) (Street) Joelton, TN (P.O. Address) (City or Town) 37080 (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 my hand this 14th day of August, 1990

Burton Painter ADM

BURTON PAINTER, AS ADMINISTRATOR OF THE ESTATE OF PATRICIA YATES, DECEASED

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Burton Painter, as Administrator of the Estate of Patricia Yates, deceased

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August 1990

Commission Expires 5-20-92

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____.

_____ Notary Public

Commission Expires _____

BOOK 8174 PAGE 472

WARRANTY DEED

FROM

Burton Painter, Administrator of the Estate of Patricia Yates, deceased

TO

Dwayne Johnson and wife, Larraine Johnson

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the southeasterly margin of Cantarutti Road at an iron pin in the westermost corner of the property conveyed to Phillip J. Hostettler, by deed of record in Book 3164, page 263, Register's Office for said County, and running thence along the margin of said road S 55 deg. W a total of 159.8 feet to an iron pin; thence S 31 deg. 45' E 485 feet, more or less, to the center of a branch; then N 4 deg. 57' E 192.6 feet to a point in the center of said branch; thence with the center of said branch N 6 deg. 54' W 44 feet to the southermost corner of the said Hostettler property; thence with Hostettler's line N 35 deg. 15' W 235 feet, more or less, to the point of beginning, containing 1.6 acres, more or less.

Being the same property conveyed to Clone Yates and wife, Patricia Marie Yates to create a tenancy by the entirety of record in Book 7982, page 576, Register's Office, Davidson County, Tennessee. See also Consent Judgment of record in Book 8144, Page 237, of the said Register's Office, whereby the Third Circuit Court of Davidson County, Tennessee, adjudged said property to be the sole and absolute property of the Estate of Patricia Yates, deceased. See also Order of the Probate Court of Davidson County, Tennessee, authorizing sale of said real property by Burton Painter, Administrator of the Estate of Patricia Yates, deceased, of record in Book 8159, Page 432, in the same said Register's Office.

KLB/PAINTER.EXA



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

RECEIVED OF _____

FOR _____

BOOK 8174 PAGE 474

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	50500.00
CON TX	166.65
PRFEE	1.00
WDEED	9.00
TOTAL	176.65
CHECK	176.65

08/15/90 01 08:40 0001 9781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49274

IDENTIFICATION REFERENCE

Aug 15 8 38 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346210