File Box #40

BOOK 8488 PAGE 657

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 1991

Notary Public

MY COMMISSION EXPIRES Sept. 25, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dewey Pedigo, Jr., Attorney, 301 Stahlman Building, Nashville, Tennessee, 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Jack D. Johnson, et ux (NAME)	(NAME)	Map 103-1
6020 Landmark Place (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 154
Brentwood, Tn. 37027 (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, JOHN R. BEESLEY, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK D. JOHNSON AND WIFE, EDITH 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:

(SEE EXHIBIT "A" ATTACHED HERETO)

Kathryn S. Beesley, the wife of John R. Beesley, III joins in this conveyance to convey any and all interest that she might have in the herein conveyed property.

The herein described property is conveyed subject to the following:

1. Matters that appear on the Plan of record in Book 8250, page 59, Register's Office for said County.

2. Rights of others in the easement for ingress and egress.

3. Rights of tenants under an unrecorded Lease, dated May 18, 1988.

6.30 3.9

FILED WITH TAX REFERENCE
Nov 19 11 27 AM '91

This is ( ) unimproved (X) improved property, known as 6030 Neighborly Avenue, Nashville, Tennessee.
(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 18th day of November, 1991

John R Beesley III
JOHN R. BEESLEY, III

Kathryn S. Beesley
KATHRYN S. BEESLEY

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STATE OF TENNESSEE
WILLIAMSON County

Personally appeared befcre me, the Undersigned, a Notary Public in and for said County and State, the within named John R. Beesley, III

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 Brentwood, Tennessee, this 18th day of November, 1991.

Commission Expires Sept 25, 1992

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 _____

WARRANTY DEED

FROM John R. Beesley, III

TO Jack D. Johnson and wife, Edith Johnson

ATTORNEYS TITLE
A Minnesota Title Company

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara J. Klutts, a Notary Public in and for said County and State, the within named Kathryn S. Beesley 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 1991.

Commission Expires 11/21/92 Barbara J Klutts Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the John R. Beesley, III Subdivision of record in Book 8250, page 59, Register's Office for said County, and described as follows, to-wit:

Beginning at a point in the northerly margin of Neighborly Avenue, said point being the southeast corner of the property conveyed to Mark B. Rollins, et ux, of record in Book 2959, page 231, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described Lot; thence with Rollins' east line N 15 deg. 54 min. 40 sec. W 142.55 feet to a point; thence N 79 deg. 59 min. 17 sec. E 64.39 feet to a point; thence N 03 deg. 39 min. 10 sec. E 42.54 feet to a point; thence N 79 deg. 26 min. 32 sec. E 89.78 feet to a point; thence S 03 deg. 01 min. 47 sec. W 99.71 feet to a point; thence S 76 deg. 49 min. 45 sec. W 55.43 feet to a point; thence S 13 deg. 13 min. 14 sec. E 76.05 feet to a point on the northerly margin of Neighborly Avenue; thence with said margin S 63 deg. 05 min. 15 sec. W 27.45 feet to a point; thence continuing with said margin S 80 deg. 07 min. 08 sec. W 49.71 feet to the point of beginning and containing 18,530 sq. ft. or 0.425 acres, more or less.

Together with a permanent non-exclusive appurtenant easement for ingress and egress, described as follows:

Land in Davidson County, Tennessee, being a permanent non-exclusive 20 foot easement for ingress and egress for Lot No. 2 and being the westerly 20 feet of Lot No. 1 on the Plan of the John R. Beesley, III Subdivision of record in Book 8250, page 59, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Neighborly Avenue, said point being the common corner of Lots Nos. 1 and 2 on the Plan of John R. Beesley, III Subdivision of record in Book 8250, page 59, Register's Office for Davidson County, Tennessee; thence with the line between said Lots, N 13 deg. 13 min. 14 sec. W 76.05 feet to a point; thence N 76 deg. 49 min. 45 sec. E 20 feet to a point; thence S 13 deg. 13 min. 14 sec. E 75 feet, more or less, to the northerly margin of Neighborly Avenue; thence with said margin S 63 deg. 05 min. 15 sec. W 20 feet, more or less, to the point of beginning.

Being part of the same property conveyed to John R. Beesley, III by deed from Marbut Glenn Gaston, Jr., Trustee of record in Book 8022, page 908, Register's Office for Davidson County, Tennessee.

0569 11/19 0101 03CHECK 478.05

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 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

CAMT 126500.00
CON TX 468.05
PRFEE 1.00
WDEED 9.00
TOTAL 478.05
CHECK 478.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/19/91 01 0129 0001 0569

6.3039

IDENTIFICATION REFERENCE

Nov 19 11 27 AM '91

No. 477656