THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

RECD 10/07 01:01 03CHECK 223.00

WARRANTY DEED

BOOK 8750 PAGE 739

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lawrence W. Johnson 1358 Campbell Rd. Goodlettsville, Tn. 37072	Same as New Owner	Map 32 Parcel 36

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BRENDA SAUNDERS, ATHA ELLITHORPE and ALVIN LYNN BROWN, heirs at law of Alvin U. Brown and Lila Mae Brown and devisees under the Last Will and Testament of Lila Mae Brown, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto LAWRENCE W. JOHNSON a/k/a LAWRENCE WAYNE JOHNSON a/k/a WAYNE JOHNSON and wife, JOANN JOHNSON a/k/a ELIZABETH JOANN JOHNSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 11th Councilmanic District of Davidson County, Tennessee, described according to a survey dated June 25, 1992, and revised September 18, 19992, by Tommy E. Walker, Licensed Tennessee Surveyor, No. 1465 (Drawing No. 62592), as follows:

BEGINNING at an iron pin in the northerly margin of Campbell Road, being the southeast corner of this tract, a corner to the property conveyed to Lawrence W. Johnson, et ux, of record in Deed Book 4088, page 277, Register's Office for Davidson County, Tennessee (Map 32, Parcel 74); thence, with said margin of Campbell Road on a curve with the following computations: I=20 deg. 33 min. 51 sec., L=160.77 feet, R=447.93 feet, to a point; thence, North 37 deg. 06 min. 37 sec. West 91.27 feet to an iron pin, a corner to the property conveyed to Dale M. Kimbrough and wife, Donna G. Kimbrough, by deed of record in Book 8693, page 825, Register's Office for Davidson County, Tennessee and corrected by Deed of Correction in Book 8736, page 193, said Register's Office; thence with the line of Kimbrough North 40 deg. 45 min. 01 sec. East 37.69 feet to an iron pin; thence North 52 deg. 35 min. 07 sec. East 100.18 feet to an iron pin; thence on a curve to the left, having the following computations: I=34 deg. 59 min. 35 sec., R=440.06 feet, L=268.76 feet, LC=264.60 feet, and CB=North 35 deg. 05 min. 20 sec. East to an iron pin; thence, North 17 deg. 35 min. 33 sec. East 488.30 feet to an iron pin; thence, on a curve to the right having the following computations: I=29 deg. 26 min. 48 sec., R=218.21 feet, L=112.15 feet, LC=110.92 feet, CB=North 32 deg. 11 min. 33 sec. East to an iron pin; thence North 45 deg. 17 min. 41 sec. East 121.43 feet to an iron pin; thence North 38 deg. 06 min. 31 sec. East 191.23 feet to an iron pin; thence, North 35 deg. 24 min. 09 sec. East 113.80 feet to an iron pin; thence, North 38 deg. 00 min. 40 sec. East 150.49 feet to an iron pin; thence,

South 54 deg. 10 min. 55 sec. East 95.37 feet to an iron pin in a fence row in the line of the property conveyed to Phoenix of Hendersonville, Inc. by deed of record in Deed Book 5901, page 441, Register's Office for Davidson County, Tennessee; thence, with the line of Phoenix of Hendersonville, Inc., in said fence row, South 36 deg. 45 min. 00 sec. West 266.12 feet to an existing iron pin, a corner to the property conveyed to Lawrence W. Johnson, et ux, of record in Deed Book 4088, page 277, said Register's Office; thence with the line of Johnson South 26 deg. 15 mi. 57 sec. West 1099.04 feet to an iron pin; thence, South 70 deg. 30 min. 00 sec. West 45.60 feet to an existing iron pin; thence, South 11 deg. 15 min. 00 sec. West 231.62 feet to an iron pin marking the point of beginning and containing 5.006 acres, more or less.

Being a part of the same property conveyed to Alvin U. Brown and wife, Lila Mae Brown by deed from Nathan G. Caldwell and wife, Camilla J. Caldwell of record in Book 3254, page 340, Register's Office for Davidson County, Tennessee. The said Alvin U. Brown died on April 9th, 1972, at which time ownership and title to the said property became vested in Lila Mae Brown as the surviving tenant by the entirety. Lila Mae Brown died testate on May 17th, 1991, and to the terms of her Last Will and Testament dated April 14th, 1975, filed for Probate on March 3rd, 1992 in the Probate Court for Davidson County, Tennessee, in the matter of IN RE Estate of Lila Mae Brown, Docket No. 97431, Lila Mae Brown devised the said property to her children, Brenda Saunders, Atha Ellithorpe and Alvin Lynn Brown (see Affidavit of Inheritance filed for record in Book 8678, page 456, Register's Office for Davidson County, Tennessee.)

The foregoing description was prepared from a survey dated June 25, 1992, and revised September 18, 1992, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

This is improved property located on Campbell Road, Goodlettsville, Tennessee, 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the escrow closing attorney, when due.

2. Greenbelt rollback taxes, which will be paid by the GRANTORS, when received.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 5th day of October, 1992.

"GRANTORS"

Brenda Saunders

BRENDA SAUNDERS

BOOK 8750 PAGE 741

Alvin Lynn Brown
ALVIN LYNN BROWN

Atha Ellithorpe
ATHA ELLITHORPE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **BRENDA SAUNDERS, ATHA ELLITHORPE, ALVIN LYNN BROWN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 5th day of October, 1992.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of October, 1992.

Kathy Burnett White
NOTARY PUBLIC

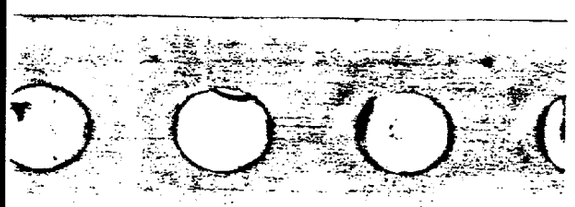
My Commission Expires: 12/29/93

52647

IDENTIFICATION REFERENCE

Oct 7 8 49 AM '92

DAVIDSON COUNTY, TN

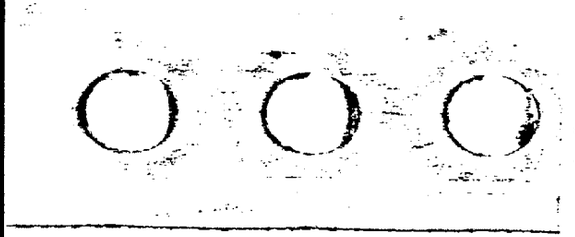


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

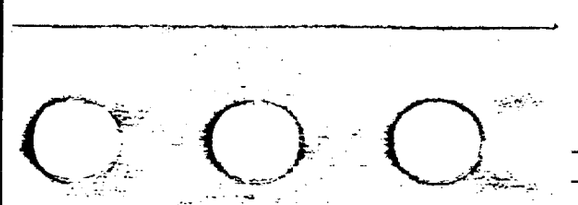
FOR _____

BOOK 8750 PAGE 742



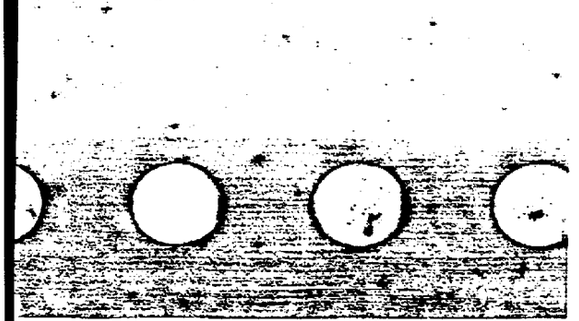
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	12.00
TOTAL	223.90
CHECK	223.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 08:44:01 8257



5264.7

IDENTIFICATION REFERENCE

OCT 7 8 44 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 577789