(1)

This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

DAVIDSON COUNTY, TN
MAR 3 1 53 PM '93
REGISTER'S OFFICE REFERENCE

9 7 1 6 9

ADDRESS NEW OWNER:
JOHN D. McCORMICK and MARY ANN TACKETT
6247 New Hope Road
Hermitage, TN 37076

SEND TAX BILL:
To Owner

BOOK 8879 PAGE 188

MORTGAGEE:
JAMES P. HENRY
206 JACKSON TRACE
HERMITAGE, TN 37076

MAP AND PARCEL:
DAVIDSON COUNTY
MAP 087-00-0
PARCEL 170
FB #4D-09980
WILSON COUNTY:
MAP 75; PARCEL 10.01

WARRANTY DEED

8973 03/03 0101 03CHECK 12.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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. JOHNSON and wife, JUDY G. JOHNSON, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JOHN D. McCORMICK and MARY ANN TACKETT, as tenants in common, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Wilson & Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, State of Tennessee, and the 25th Civil District of Wilson County, State of Tennessee, as follows, to-wit:

Being Lot No. 1 on the unrecorded Plan of the Division of the Charles Rowlett and Wife Property, a plat of John D. McCormick, dated November 5, 1989, and more particularly described as follows:

Said Lot No. 1 begins at an iron pin in the westerly margin of Melvin Road where said point intersects with the southerly margin of a private gravel lane, said point also being the northeast corner of this tract; thence with the westerly margin of Melvin Road South 4° 06' 16" West 278.0 feet to an iron pin, said point being the southeast corner of this tract and the northeast corner of Lot No. 2; thence leaving the westerly margin of Melvin Road and running with the northerly boundary of Lot No. 2 North 84° 34' 55" West 793.14 feet to an iron pin, said point being the southwest corner of this tract and the northwest corner of Lot No. 2; thence North 6° 34' 44" East 277.17 feet to an iron pin in the southerly margin of the private gravel lane, said point being the northwest corner of this tract; thence with the southerly margin of the gravel lane South 84° 38' 29" East 781.15 feet to the point of beginning and containing 5.010 acres, more or less.

Being the same property conveyed to John R. Johnson and wife, Judy G. Johnson by deed from Charles Rowlett and wife, Irene H. Rowlett by deed of record in Book 8035, Page 22, Register's Office of Davidson County, Tennessee, and Deed Book 417, Page 965, Register's Office of Wilson County, Tennessee.

This is unimproved property known as Lot 1, Melvin Road, Hermitage, TN 37076.

This conveyance is made subject to the 1993 County Property Taxes which have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said JOHN D. McCORMICK and MARY ANN TACKETT, as tenants in common, their heirs and assigns, forever; and we, JOHN R. JOHNSON and

wife, JUDY G. JOHNSON, do further covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of February, 1993.

JOHN R. JOHNSON

JUDY G. JOHNSON

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, JOHN R. JOHNSON and wife, JUDY G. JOHNSON, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 26th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $35,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

WHEN REVENUE IS PAID BY CHECK, THIS RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

OFFICIAL RECEIPT BOOK 8879 PAGE 190 56317

Mrs. Margie Trice

REGISTER OF WILSON COUNTY, TENNESSEE

Lebanon, Tenn., 2-26, 93

RECEIVED OF Robert Callis

For Deed

Conveyance Item S (a)	Mortgage Item S (b)
Greater of Consideration or Value $ 35,000 00	$

From John R. Johnson et ux

To John D. McCormick et al

Notebook Reference ..... Book ..... Page .....

Cash ☐ Check ☐

Recording Fees:

Warranty Deed	$ 8.50
Trust Deed	$
Certified Copy and Marginal Release	$
U.C.C.	$
Miscellaneous	$

State Tax:

Conveyance—Item S (a)	$ 129.50
Mortgage—Item S (b)	$
Register's Fee	$ 1.00

Other Revenue:

	$
TOTAL	$ 138.50

LH
Deputy.

Margie L. Trice
Register.

Ambrose-Nashville