Mail

THIS INSTRUMENT PREPARED BY:

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

BOOK 9491 PG 991

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jerry E. Johnson 5857 Lickton Pike Goodlettsville, Tn. 37072	Same as New Owner	Map 26-9 Parcel 69 Field Book GO 04000

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, F. R. EDISON and JUDITH ANN EDISON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JERRY E. JOHNSON and wife, BRENDA C. 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:

LAND in Davidson County, Tennessee, being part of Lot No. 50 on the Plan of Goodlettsville Heights, Section II, as of record in Book 1424, pages 120 and 121, Register's Office for said County.

SAID part of said lot fronts 65 feet on the southeasterly side of Moss Trail Road, as measured around a slight curve and extends back 295.4 feet on the northeasterly line and 326.8 feet on the southwesterly line, to a line in the rear on which it has a bearing of North 35° 44' East 138 feet.

BEING the same property conveyed to F. R. Edison and wife, Judith Ann Edison, by deed from C. L. Nixon, Sr. and wife, Elizabeth L. Nixon, of record in Book 4647, page 931, said Register's Office. The said F. R. Edison and Judith Ann Edison are now divorced and they own and hold title to the said real property as tenants in common.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 431 Moss Trail, Goodlettsville, TN 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 taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 1424, page 121, said Register's Office.

3. Subject to Easement for right of way to American Telephone & Telegraph Co. of record in Book 1229, page 141, said Register's Office.

4. Subject to Easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4468, page 484, said Register's Office.

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 the day and date last acknowledged below.

"GRANTORS"

F. R. EDISON

JUDITH ANN EDISON

"GRANTEES"

JERRY E. JOHNSON

BRENDA C. JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. R. EDISON, JERRY E. JOHNSON and BRENDA C. JOHNSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of October, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF FLORIDA }
COUNTY OF St Lucie }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH ANN EDISON, with whom ~~I am personally acquainted,~~ and who acknowledged that she executed the within instrument for the purposes therein contained. D/L AS ID E325421436680

WITNESS my hand, at office, this the 7 day of October, 1994.

JUDITH G. HARRIS
MY COMMISSION # CC 197462
EXPIRES: April 29, 1996
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires: 4.29.96

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $38,500.00.

Affiant

Sworn to and subscribed before me on this the 12th day of October, 1994.

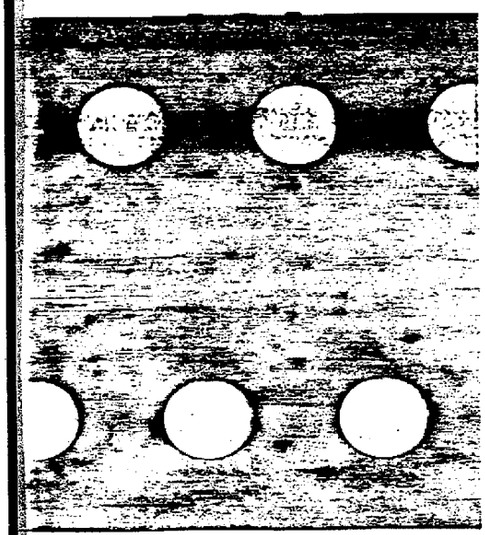
NOTARY PUBLIC

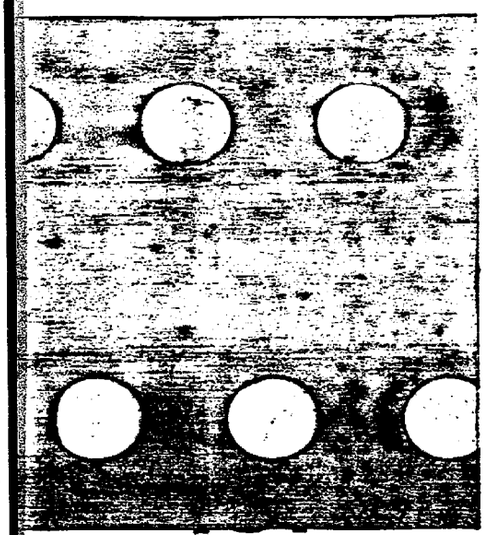
My Commission Expires: 12/6/97

99389
IDENTIF. & REFERENCE

94 OCT 13 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

13 13/13 0101 03CHECK 151.45





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

RECEIVED OF _____

FOR _____

BOOK 9491 PG 993

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 38500.00
CON TX 142.45
PRFEE 1.00
WDEED 8.00
TOTAL 151.45
CHECK 151.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99389
IDENTIF. ↑ REFERENCE

94 OCT 13 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 843824