This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

fill Box 21 A

**WARRANTY DEED**

BOOK 9507 PG 869

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Joseph A. Johnston and wife, Patricia A. Johnston<br>307 BRENT COVE<br>LAVERGNE, TENN 37086 | Same | 119-1-96 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FRED C. GOAD (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said JOSEPH A. JOHNSTON and wife, PATRICIA A. JOHNSTON (the "Grantees"), their heirs, successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being parts of Lots 42 and 43, on the Plan of Subdivision of the G. P. Rose Property, as shown on plat of record in Plat Book 547, page 74, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at the intersection of the South line of Glenrose Avenue and the West line of Sadler Street; the northwest corner of said Lot No. 43; thence South with the West line of Sadler Avenue, 92 feet to a point; thence West, parallel with Glenrose Avenue, a distance of 108 feet, more or less, to a point 50 feet East of the center line of the Nashville, Chattanooga & St. Louis Railway's Radnor Yard connecting main tract; thence North, along a line East of, parallel with, and 50 feet distance from said center line of tract a distance of 100 feet, more or less, to a point in the south line of Glenrose Avenue; thence East, with the South line of Glenrose Avenue, a distance of 85 feet to the point of beginning.

Being the same property conveyed to Fred C. Goad, by deeds of record in Book 6891, page 822, and Book 6007, page 302, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT the following property conveyed in Book 8825, page 702, said Register's Office.

Land lying in Davidson County, Tennessee, being more particularly described as follows:

RIGHT-OF-WAY: Beginning at the point of intersection of the existing southerly right-of-way of Glenrose Avenue and the existing westerly right-of-way of Sadler Avenue; thence South 02 degrees 23' 09" West a distance of 20.76 feet along the existing westerly right-of-way line of Sadler Avenue to a point of curvature; thence northwesterly in a curve concave to the southwest having a radius of 20 feet a distance of 32.16 feet to a point of tangency; thence South 89 degrees 45' 31' East a distance of 20.76 feet along the existing southerly right-of-way line of Glenrose Avenue to the point of beginning, said tract containing 0.002 acres more or less.

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, successors and assigns, forever. And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for a Temporary Construction Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 8825, page 702, said Register's Office.

And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 31st day of OCTOBER, 1994.

Fred C. Goad

FRED C. GOAD

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED C. GOAD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE Tennessee, this 31st day of OCTOBER, 1994.

Sam D. Hodges III

NOTARY PUBLIC

My Commission Expires: 1/24/98

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $39,900.00.

Patricia D. Johnston

Affiant

Subscribed and sworn before me this 31st day of OCTOBER, 1994.

Sam D. Hodges III

NOTARY PUBLIC

My Commission Expires: 1/24/98

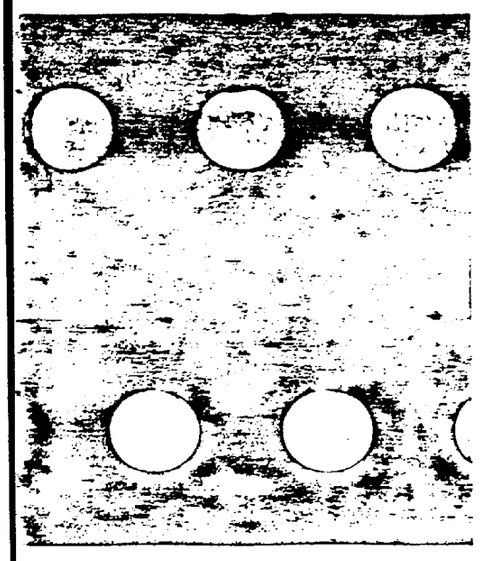
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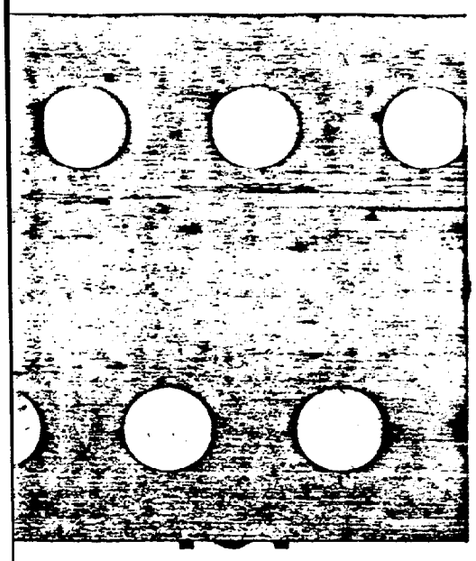
94 NOV -1 PM 2:42

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3479 11/01 0101 03CHECK 156.63

04900
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9507 PG 871

| | | |
|---|---|---|
| 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 39900.00
CON TX 147.63
PRFEE 1.00
WDEED 8.00
TOTAL 156.63
CHECK 156.63

11/01/94 01 14:42 0001 3479

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

04900
IDENTIF. ↑ REFERENCE

94 NOV -1 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 849774