BOOK 9561 PG 76

41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 1/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Scott Johnson (NAME)	Third National Bank in (NAME)	MAP 164
5756 Mt. View Road (ADDRESS)	201 4th Ave. North (ADDRESS)	PARCEL 18
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2DX 6205

FOR AND 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, Mattye D. Peay, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Scott Johnson and wife, Emily W. 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:

Land in the 2nd Civil District of Davidson County, Tennessee, being part of Tract No. 6, Division of the Rucker Farm, as of record in Plan Book 1424, page 138, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center line of Mt. View Road at a railroad spike; thence along the center line of Mt. View Road North 15° 45' East a distance of 166.5 feet to a railroad spike; thence still along the center line of Mt. View Road North 10° East a distance of 43.5 feet to a point; thence South 84° 40' East a distance of 1149 feet to an iron pin; thence South 2° 30' West a distance of 167 feet to an iron pin; thence North 86° 30' West a distance of 1191.5 feet to the point of beginning; said tract containing 5.00 acres, more or less.

Being the same property conveyed to Elvin A. Peay and wife, Mattye D. Peay by deed from Herbert W. Smith and wife, Claire A. Rucker Smith, of record in Book 3399, page 575, Register's Office for Davidson County, Tennessee. The Elvin A. Peay having since died.

unimproved ( )
This is improved (X) property, known as 5756 Mt. View Road, Antioch, Tennessee 37013
(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 my hand this 22nd day of December 19 94

Mattye D Peay

Mattye D. Peay

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattye D. Peay

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 therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of December 19 94.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

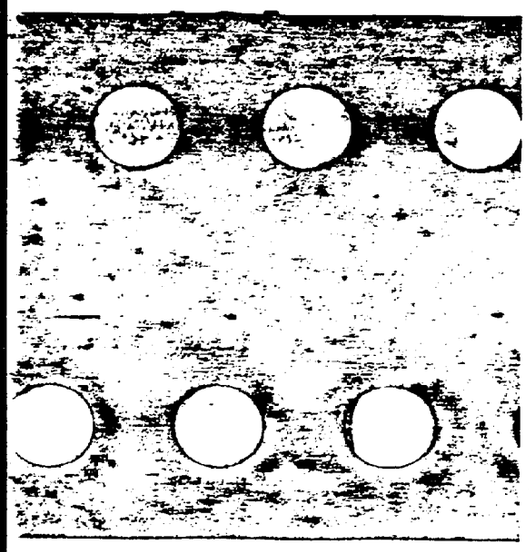
Notary Public

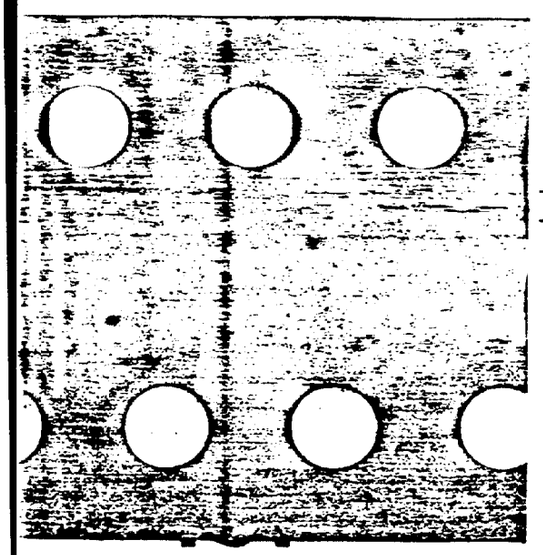
95 JAN -3 AM 9:00

21928

IDENTIF. & REFERENCE

3233 01/03 3101 03CHECK 489.15





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
129500.00
CON TX 479.15
PRFEE 1.00
MDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 488.15

CHECK 488.15

01/03/95 01 09:07 0001 8233

21928
IDENTIF. # REFERENCE

95 JAN -3 AM 9:03

DAVIDSON COUNTY, TN.

No. 868111