FILE NO. 33721
FILE BOX "7"

BOOK 9768 PG 635

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 95

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DAVID R. JOHNSON et ux | S A M E | 54-9-8 |
| (NAME) | (NAME) | |
| 210 Kennett Road | 210 KENNETT ROAD | LW 4530 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, TN 37138 | OLD HICKORY, TN. 37138 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, JAMES M. LYNCH and wife, PAMELA D. LYNCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID R. JOHNSON and wife, LINDA S. JOHNSON, TRUSTEES
U/A/D: DECEMBER 21, 1993

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to James M. Lynch and wife, Pamela D. Lynch by deed from Walter Golden, Jr., and wife, Donna R. Golden, of record in Book 7617, page 365, Register's Office for Davidson County, Tennessee.

0091606
IDENTIF. & REFERENCE

95 AUG 21 PM 2:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved
This is improved [X] property, known as 3051 Lakeshore Drive, Old Hickory, Tennessee 37138
(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 our hand s this 1st day of August, 19 95

James M. Lynch
JAMES M. LYNCH

Pamela D. Lynch
PAMELA D. LYNCH

BOOK 9768 PG 636

**STATE OF TENNESSEE**
**Davidson County**

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JAMES M. LYNCH and wife, PAMELA D. LYNCH

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1995.

Commission Expires 7/25/98

_____ Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

LEGAL DESCRIPTION

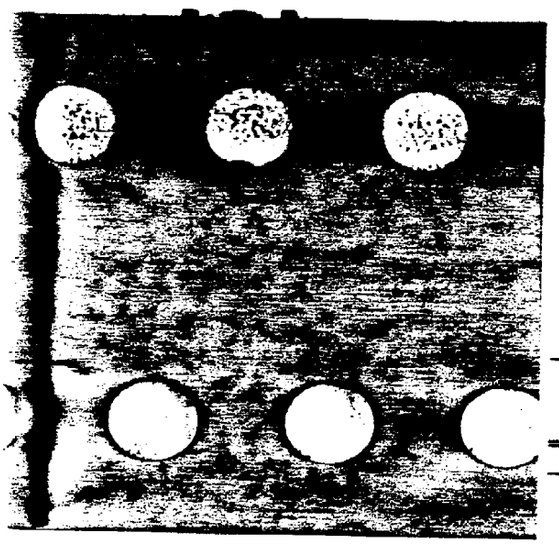
LAND in Davidson County, Tennessee, being described as follows, to wit:

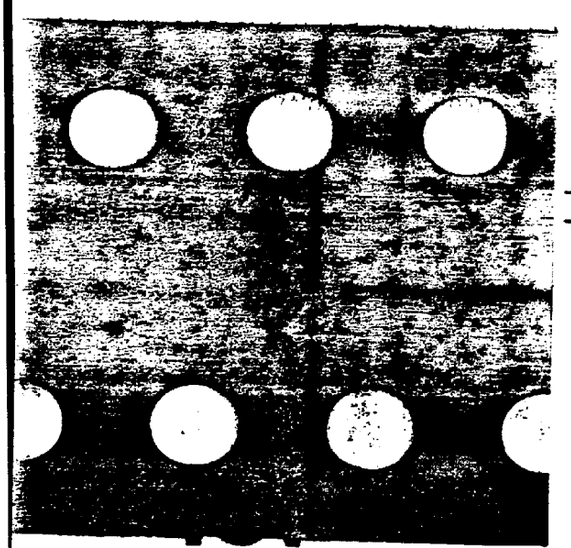
BEGINNING at a point, said point being the most northern point of Lot No. 1 on the plan of W. P. Wilburn Subdivision (herein Lot 1 of Wilburn), as of record in Book 5190, page 171, said point being the northeast corner of the subject parcel and the point of beginning; thence, from that point and with the west line of the said lot 1 of Wilburn, South 20 degrees 46' West 102.00 feet to a point, (the southeast corner of subject parcel); thence North 69 degrees 14' West 50 feet to a point, (the southwest corner of subject parcel); thence North 20 degrees 46' East 100 feet to a point, (northwest corner of subject property); thence South 71 degrees 31' East 50 feet to the point of beginning.

There is included in this conveyance all of the Grantors rights in and to an easement granted to them for access over, upon and through an adjacent parcel of land, which is described as follows:

BEGINNING at a point in the center of Lakeshore Drive (formerly Pitts Avenue), said point being located on the centerline of Lakeshore Drive approximately 2277 feet East of the eastern margin of 32nd Street; thence North 12 degrees 14' East 25 feet, more or less, to a point (monument) in the northern margin of Lakeshore Drive which point is the southeast corner of the property conveyed to Wilburn E. Hunt by deed of record in Book 3316, page 143, Register's Office for Davidson County, Tennessee; thence along Hunt's eastern property line North 12 degrees 14' East 415.9 feet to a point (monument), which point is the southwest corner of the property conveyed to Harry A. Hosey, etux, by deed of record in Book 3648, page 296, Register's Office for Davidson County, Tennessee; thence along Hosey's southern property line South 69 degrees 14' East 20.2 feet to a point (monument); thence South 12 degrees 16' West 409.3 feet along the western boundary line of the property conveyed to W. P. Wilburn, etux, by deed of record in Book 1097, page 80, Register's Office for Davidson County, Tennessee, to a point (monument) in the northern margin of Lakeshore Drive, which point is the southwest corner of W. P. Wilburn's property; thence South 12 degrees 16' West 25 feet, more or less, to a point located on the centerline of Lakeshore Drive, approximately 2297 feet East of the eastern margin of 32nd Street; thence North 88 degrees 37' West 20.0 feet to the point of beginning, containing 0.2 acres, more or less.

4785 09/21 0101 03CHECK 494.00





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

RECEIVED OF _____

FOR _____

BOOK 9768 PG 638

| | | |
|---|---|---|
| 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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 12.00
TOTAL 494.00
CHECK 494.00

08/21/95 01 14:33 0001 4785

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

00916O6
IDENTIF. ↑ REFERENCE

95 AUG 21 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 943744