OWNER:
EDDIE JOE JOHNSON
123 Scenic View Rd
Old Hickory, Tn. 37138

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
FT Mortgage Companies d/b/a
First Tennessee Mortgage Company, Inc.
P. O. Box 613136
Memphis, TN 38101

Map 44-5 Parcel 12.00

BOOK 10001 PG 644

D E E D

FOR AND IN CONSIDERATION of the sum of Sixty-Eight Thousand One Hundred Twenty-Five Dollars ($68,125.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **WILLIAM NERONHA and wife, MARILYN NERONHA,** have this day bargained and sold and by these presents do hereby transfer and convey unto **EDDIE JOE JOHNSON and wife, SHERRIE DENISE JOHNSON,** as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being the northwesterly 55.4 feet of Lot No. 71 and the southeasterly 16.9 feet of Lot No. 70 on the unrecorded plan of Scenic View Subdivision, and being Lot F, on a Map of the Resubdivision of Lots 67 to 74, inclusive, on said plan, and described according to a copy of a survey thereof, made by James L. Murphy, Jr., Surveyor, dated April 21, 1959, as follows:

5749 04/03 0101 03CHECK 265.07

BEGINNING at a point in the northeasterly margin of Scenic View Drive, formerly Havron Avenue, 144.6 feet northwesterly from the intersection of a 20-foot public right-of-way; thence with the margin of said Avenue, North 46° 29' West 72.3 feet to a point; thence North 43° 59' East 170.24 feet to a point; thence South 46° 01' East 72.3 feet to a point; thence South 43° 59' West 169.66 feet to the point of beginning.

Being the same property conveyed to WILLIAM NERONHA and wife, MARILYN NERONHA by deed from Mary S. Kinle and husband, Jack N. Kinle, Jr., dated June 7, 1993, and of record in Book 8977, page 543, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

96 APR -3 AM 8:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0166930
IDENTIF. & REFERENCE

THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **EDDIE JOE JOHNSON** and wife, **SHERRIE DENISE JOHNSON**, their heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

BOOK 1000 PG 645

This conveyance is made subject to any and all visible easements or rights-of-way, any and all matters shown on the plat of record at Book 2881, Page 477, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION to be given on or before April 15, 1996.

Property taxes for the year 1996 shall be prorated as of the date of this deed.

WITNESS OUR SIGNATURES hereto this 29th day of March, 1996.

William Neronha
WILLIAM NERONHA

Marilyn Neronha
MARILYN NERONHA

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, WILLIAM NERONHA and wife, MARILYN NERONHA, 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 29th day of March, 1996.

Notary Public

DAVID E. FOUTCH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: 11-2-97

****

The actual consideration or value, whichever is greater, for this transfer is $ 68,125.00.

Affiant

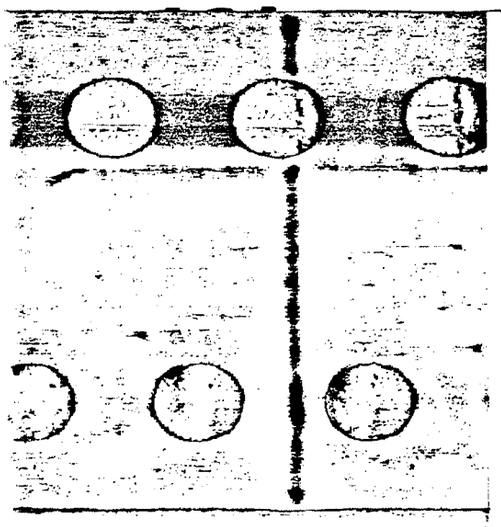
Sworn to and subscribed to before me, this the 29th day of March, 1996.

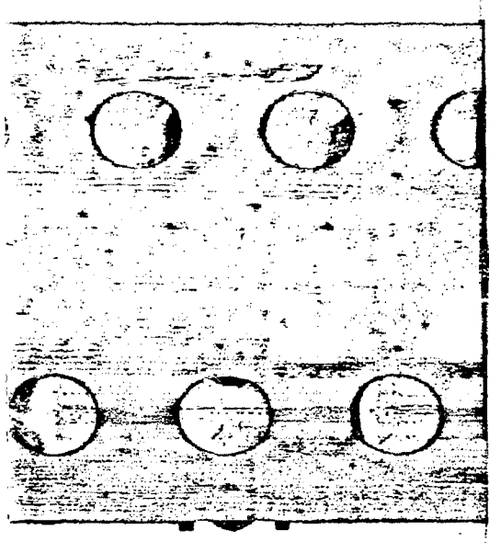
Notary Public

My commission expires: 11-2-97

DAVID B. FOWLER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

BOOK 10001 PG 646





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

RECEIVED OF _____

FOR _____

BOOK 10001 PG 647

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 68125.00
				CDN TX 252.07
				PRFEE 1.00
				WDEED 12.00
				TOTAL 265.07
				CHECK 265.07
04/03/96	01			08:52 0001 5749

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166930
IDENTIF. ↑ REFERENCE

96 APR -3 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023746