PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Robert A. Rosenthal and wife, Janet C. Rosenthal 2055 Drifftown Road White Bluff, TN 37187	SAME	Map 122/2615 (Acres 077-00-0/043.00 (Acres

WARRANTY DEED

For and in consideration of the sum of **FORTY-THREE THOUSAND ($43,000.00) DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, we, **WALLACE E. JOHNSON, TABBIE JOHNSON GEORGE, THOMAS R. JOHNSON, JOHN WALDIE JOHNSON, JEAN J. HANNAH, WILLIAM W. JOHNSON, JR., MARTHA J. FRAZIER, CHARLES H. JOHNSON AND JAMES M. JOHNSON**, as the surviving heirs of **William Wade Johnson, Sr., Deceased**, have bargained and sold, and by these presents do transfer and convey unto the said **ROBERT A. ROSENTHAL AND WIFE, JANET C. ROSENTHAL**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land lying in the Eighth Civil District of Davidson County, Tennessee, and the Ninth Civil District of Cheatham County, Tennessee, described as follows:

Beginning at an iron pipe found in a fence at the southwest corner of the herein described tract and the southeast corner of Tabbie George; thence from said point of beginning North 02 deg. 13 min. 46 sec. West 704.76 feet to an iron pipe found in the south line of Julia George; thence continuing with Julia George the following calls: North 83 deg. 04 min. 27 sec. East 52.06 feet to an iron pipe found, North 07 deg. 31 min. 16 sec. East 335.62 feet to an iron pin found at the southeast corner of a 50-foot wide right-of-way; thence with said right-of-way and then Janet Johnson North 15 deg. 19 min. 03 sec. West 230.19 feet to an iron pin found at the northeast corner of Janet Johnson and in the south line of John Johnson; thence on lines with John Johnson the following calls: North 83 deg. 19 min. 02 sec. East 1.93 feet to an iron pin found, North 35 deg. 43 min. 57 sec. East 467.80 feet to a 12-inch tree in the south line of Phillips; thence on lines with Phillips and generally with a fence the following calls: South 68 deg. 33 min. 29 sec. East 83.43 feet, South 80 deg. 08 min. 08 sec. East 142.31 feet to an iron pin found, North 66 deg. 36 min. 32 sec. East 303.23 feet to an iron pin found, North 58 deg. 19 min. 20 sec. East 84.53 feet to an iron pin found at the southwest corner of Bibee; thence North 71 deg. 33 min. 02 sec. East 171.14 feet with the south line of Bibee to an iron pin found at the southwest corner of Newcomer; thence on lines with Newcomer the following calls: North 82 deg. 37 min. 23 sec. East 462.16 feet to an iron pin found, South 75 deg. 19 min. 34 sec. East 280.44 feet to an iron pin found at the southeast corner of Newcomer; thence on lines with Dozier and then Hailey and generally with a fence the following calls: South 57 deg. 03 min. 57 sec. East 74.59 feet, South 74 deg. 39 min. 40 sec. East 100.73 feet, South 86 deg. 42 min. 56 sec. East 59.57 feet, South 80 deg. 47 min. 48 sec. East 94.09 feet, South 66 deg. 40 min. 45 sec. East 52.93 feet, South 81 deg. 21 min. 45 sec. East 84.57 feet, South 44 deg. 23 min. 56 sec. East 64.49 feet, South 34 deg. 09 min. 03 sec. East 110.83 feet to an iron pin set, South 15 deg. 43 min. 53 sec. East 91.52 feet, South 02 deg. 42 min. 02 sec. East 102.75 feet, South 07 deg. 02 min. 40 sec. West 79.60 feet, South 01 deg. 23 min. 30 sec. West 145.45 feet, South 00 deg. 28 min. 48 sec. East 169.61 feet, South 01 deg. 00 min. 45 sec. West 183.99 feet to an iron pin set, South 16 deg. 21 min. 02 sec. West 195.15 feet, South 32 deg. 53 min. 05 sec. West 91.06 feet, South 78 deg. 54 min. 43 sec. West 218.86 feet, North 78 deg. 16 min. 44 sec. West 75.80 feet, North 69 deg. 17 min. 03 sec. West 78.00 feet, South 85 deg. 57 min. 35 sec. West 130.73 feet to an iron pin set, South 70 deg. 22 min. 00 sec. West 142.64 feet, South 73 deg. 01 min. 27 sec. West 154.76 feet, South

69 deg. 28 min. 57 sec. West 107.70 feet, South 58 deg. 16 min. 27 sec. West 116.99 feet, South 56 deg. 28 min. 12 sec. West 89.92 feet, South 62 deg. 43 min. 29 sec. West 133.41 feet to an iron pin set, South 79 deg. 23 min. 41 sec. West 456.97 feet, South 80 deg. 28 min. 16 sec. West 70.82 feet, South 84 deg. 16 min. 39 sec. West 71.65 feet, South 77 deg. 28 min. 42 sec. West 233.73 feet, South 78 deg. 49 min. 51 sec. West 221.48 feet to the point of beginning, and containing 75.00 acres, more or less, according to survey of Tony M. Reasons, R.L.S. No. 508, dated March 1, 1993.

Being a portion of the same property conveyed to William Wade Johnson, Sr., by deed of record at Book 85, Page 355, Register's Office for Cheatham County, Tennessee.

There is included in this conveyance a roadway for the purpose of ingress and egress, being 50 feet in width and running from a point in the westerly margin of the above-described property to its intersection with Pond Creek Road. Said easement is bounded on the north by the property of Johnson, of record at Book 217, Page 468, and on the south by the property of George, of record at Book 217, Page 466, at its point of intersection with the subject property.

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.

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.

Witness our hands this 13 day of August, 1993.

Wallace E. Johnson
WALLACE E. JOHNSON

William W. Johnson Jr
WILLIAM W. JOHNSON, JR.

Tabbie J. George
TABBIE JOHNSON GEORGE

Martha J. Frazier
MARTHA J. FRAZIER

Thomas R. Johnson
THOMAS R. JOHNSON

Charles H. Johnson
CHARLES H. JOHNSON

John Waldie Johnson
JOHN WALDIE JOHNSON

James M. Johnson
JAMES M. JOHNSON

Jean J. Hannah
JEAN J. HANNAH

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 **Wallace E. Johnson**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of July, 1993.

Wanda O. Jones
NOTARY PUBLIC
My Commission Expires: My Commission Expires January 25, 1997

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 **Tabbie Johnson George**, 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 Nashville Tennessee, this the 24 day of August, 1993.

Joseph L. Gray Jr.
NOTARY PUBLIC
My Commission Expires: 1-27-96

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 **Thomas R. Johnson**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24 day of August, 1993.

Joseph L. Gray Jr.
NOTARY PUBLIC
My Commission Expires: 1-27-96

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 **John Waldie Johnson**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24 day of August, 1993.

Joseph L. Gray Jr.
NOTARY PUBLIC
My Commission Expires: 1-27-96

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 **Jean J. Hannah**, 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 August, Tennessee, this the 24 day of August, 1993.

Joseph L. Gray J.
NOTARY PUBLIC
My Commission Expires: 1-27-96

STATE OF Kentucky

COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William W. Johnson, Jr.**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lexington Kentucky, this the 13 day of August, 1993.

Zelia Faye Sedoris
NOTARY PUBLIC
My Commission Expires: 1-9-94

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 **Martha J. Frazier**, 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 Nashville, Tennessee, this the 24 day of August, 1993.

Joseph L. Gray J.
NOTARY PUBLIC
My Commission Expires: 1-27-96

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 **Charles H. Johnson**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24 day of August, 1993.

Joseph L. Gorey J.
NOTARY PUBLIC
My Commission Expires: 1-27-96

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Johnson**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SANTA FE SPRINGS, California, this the 6TH day of AUGUST, 1993.

Anita S. Busscher
NOTARY PUBLIC
My Commission Expires: 12-9-94

OFFICIAL SEAL
Anita S. Busscher
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Dec 9, 1994

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer or value of property (whichever is greater) is $43,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Wallace E. Johnson
AFFIANT

Sworn to and subscribed before me this the 31st day of August, 1993.

Kitty M. Creel
NOTARY PUBLIC
My Commission Expires: 7/12/97

CHEATHAM COUNTY, STATE OF TENNESSEE
I, Register of Deeds, do certify this instrument was received at 11:00 o'clock A.M. on 10-12, 1993, entered in Note Book No. 0 Page No. 74, and recorded in Book No. 339 Page No. 512
Amounts paid as per Receipt No. 4719
STATE TAX DEED $ 159.10
STATE TAX MTG $
PROBATE FEE: $ 4.00
RECORDING FEE: $ 26.00
TOTAL $ 189.10
Dee Donlee REGISTER

WHEN REVENUE IS PAID BY CHECK, THIS RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

OFFICIAL RECEIPT

Dorothy Dowlen

REGISTER OF CHEATHAM COUNTY, TENNESSEE

BOOK 10112 PG 456

No. 4719

RECEIVED OF Richard Johnson

For Deed

Ashland City, Tenn., 10-12 1993

Conveyance Item S (a)	Mortgage Item S (b)
Greater of Consideration or Value $ 43,000	$

From Wallace E. Johnson, et al

To Robert H. Rosenthal, et ux

Notebook Reference O/P 74

Deputy

Recording Fees:

Warranty Deed $ 24.00

Trust Deed $

U. C. C. $

Miscellaneous $

State Tax:

Conveyance—Item S (a) $ 159.10

Mortgage—Item S (b) $

Register's Fee $ 1.00

Other Revenue:

$

TOTAL $ 184.10

Dor Dowlen

Register.

0200650

IDENTIF. ↑ REFERENCE

96 JUL -5 AM 12:55

MAIL ENV.

2005 07/05 0101 01CASH

20.00