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UNIT 1801

THIS INSTRUMENT WAS PREPARED BY:

W. RAY CULP III (#17727)
Attorney at Law
RR 1 Box 190-P
Lobelville, TN 37097

PICK-UP

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Joy Johnson, 5619 Eaton's Creek Road, Joelton, TN 37080.

NAME & ADDRESS OP THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: same

MAP & PARCEL NO: 29-0-145

1760 11/16 0101 03CHECK 306.49

For and in consideration of the sum of **SEVENTY NINE THOUSAND EIGHT HUNDRED SIXTY ONE AND 10/100 ($79,861.10) DOLLARS** cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **LUELLA B. BROWN, a single person,** hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOY JOHNSON, a single person**, her heirs and assigns, hereinafter referred to as Grantee, a fee simple interest in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee and described as follows.

Beginning at an existing iron pin in the westerly margin of Eaton's Creek Road said pin being the most northeast corner of the herein described tract; South 04 degrees 7 minutes 11 seconds West, 50.11 feet to an iron pin; thence North 82 degrees 01 minute 25 seconds West 1018.85 feet to an existing iron pin; thence South 05 degrees 35 minutes 12 seconds West, 1704.51 feet to an existing iron pin; thence North 83 degrees 12 minutes 01 second West, 539.42 feet to an existing iron pin; thence North 07 degrees 53 minutes 26 seconds East, 877.85 feet to an existing iron pin; thence North 31 degrees 10 minutes 26 seconds East, 599.74 feet to an existing iron pin; thence South 82 degrees 01 minute 25 seconds East, 195.17 feet to an existing pin; thence North 05 degrees 35 minutes 12 seconds East, 335.29 feet to an existing iron pin; thence South 82 degrees 01 minute 25 seconds East, 1067.61 feet to an existing iron pin and being the point of beginning, containing 16.75 acres more or less as surveyed by John D. Sprouse, R.L.S. 500 Eagle Trail, Springfield, Tennessee, dated June 12, 1999.

Being a portion of the same property conveyed to Luella B. Brown, a single person, by Deed from Thomas Tyler Baggott IV and Bonnie Baggott Culp, of record at Book 11232, page 204, Register's Office for Davidson County, Tennessee.

The Grantor, in addition to the above described parcel of land, does hereby grant, bargain, sell, transfer and convey unto Grantee, her heirs, successors and assigns, a perpetual and permanent fifty (50) foot easement across and upon the existing driveway on the northern portion of tract number 29-0-145 in Davidson County, Tennessee, for the purpose of ingress and egress and for the installation, maintenance and repair of utilities.

Being a portion of the same property conveyed to Luella B. Brown, a single person, by Deed from Thomas Tyler Baggott IV and Bonnie Baggott Culp, of record at Book 11232, page 204, Register's Office for Davidson County, Tennessee, and .

TO HAVE AND TO HOLD said tract of land, appurtenances, estate, title and interest thereto belonging to the said Grantee Joy Johnson, her heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed on this the 15 day of November 1999.

Luella B Brown
LUELLA B. BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, LUELLA B. BROWN 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.

S.W. Williams
Notary Public

My Commission Expires: May 27, 2001

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $ 79,861.10

Affiant

Beverly Holt
Notary Public

My Commission Expires: 4-24-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11744 PAGE 381

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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CAMT	79861.10
CON TX	295.49
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	306.49
CHECK	306.49

11/16/99 01 12:30 0001 1760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539431