WARRANTY DEED

Instr:200005210061846 Page: 1 OF 2
REC'D FOR REC 06/21/2000 2:46:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1032.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 20 00.

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald H. Johnson (NAME)	Same as New Owner (NAME)	MAP 33
502 W. Campbell Road (ADDRESS)	(ADDRESS)	PARCEL 171
Goodlettsville, TN 37072 ~~Madison, TN 37115~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Joe B. Brevard and Jo Ann Armour and Ella Wright and Frances Almany and Jimmy A. Wright, all as devisees under the Will of Ella Mai Brevard *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald H. Johnson and wife, Patricia M. 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 11th Civil District of Davidson County, Tennessee, being Tract No. 4 on the survey of Irene Day Land, described according to a survey made by Ralph Lambert & Son, Surveyors, dated September 6, 1972, and revised April 21, 1975, as follows:

Said Tract No. 4 fronts 205.38 feet on the east margin of Campbell Road and extends back 596.0 feet on the south line and 573.21 feet on the north line, which is a broken line to a line on the rear on which it measures 250.0 feet.

Being the same property convyeed to Joe Brevard and wife, Mai Brevard by deed from Clarence W. Russell and wife, Sarah A. Russell dated March 16, 1978; recorded on March 20, 1978 in Book 5263, Page 639, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 26, 1994 recorded in Book 9358, Page 440, Register's Office for Davidson County, Tennessee, the said Joe Brevard and wife, Mai Brevard conveyed to Charles R. Niewold, Trustee and within the same instrument, the said Charles R. Niewold conveyed to Joe Brevard a one-half undivided interest and to Mai Brevard a one-half undivided interest to create a tenancy in common.

* deceased and Jimmy A. Wright, also as Executor of the Estate of Ella Mai Brevard

AT PMD

unimproved ( )
This is improved (X) property, known as 502 W. Campbell Road, ~~Madison, TN 37115~~ Goodlettsville, TN 37072
(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 ~~19th~~ 16th day of June 20 ~~xx~~ 00

Joe B. Brevard

Ella Wright

Jo Ann Armour

Frances Almany

Jimmy A. Wright

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 Joe B. Brevard and Jo Ann Armour and Ella Wright and Frances Almany and Jimmy A. Wright, all as devisees under the Will of Ella Mai Brevard and Jimmy A. Wright also as Executor of Estate of Ella Mai Brevard the bargainor, 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 Madison, Tennessee, this 16th day of June 2000.

Commission expires March 23, 2002

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