FILE BOX 45

WARRANTY DEED

For and in Consideration of the sum of One and no/100 ----------($1.00) ----------
---------- *DOLLARS*
and wife, Joyce Johnson
cash in hand paid by Charles Reece Johnson, the receipt of which is hereby acknowledged,

Davidson County DEEDWARR
Recvd: 09/06/05 10:57 4 pgs
Fees:22.00 Taxes:0.00
20050906-0106434

We, Edna J. Wilkerson and Claire J. Baker,

have bargained and sold, and by these presents do transfer and convey unto the said Charles Reece Johnson, and wife, Joyce Johnson, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 5th, formerly the 7th, Civil District of said County and State, beginning at a point 586 feet north of the center line of Benzing Road, said center line being the southwest corner of the property conveyed to Annie T. Hayes by deed of record in book 996, page 281, Register's Office for said County; thence with Hayes' west line north 2° east 400 feet; thence north 89° west 333 feet to the west line of the Reece Jones property; thence with his west line south 2° west 400 feet; thence eastwardly 333 feet to the point of beginning.
Being part of the real property conveyed to Charles Gaines Johnson by deed from Annie T. Hayes et al, of record in book 1973, page 514, said Register's Office, the said Charles Gaines Johnson being now deceased, and was a widower at the time of his death. He left as his only heirs-at-law, three children, ClaireJ. Baker, Charles Reece Johnson, and Edna J. Wilkerson.

An easement for a 20-foot road along the east line of the property in question shall be maintained for this property together with a three-acre tract immediately north and another three-acre tract immediately south of the property in question. This road is to be of service to the three tracts of land.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Reece Johnson, and wife, Joyce Johnson, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles Reece Johnson and wife, Joyce Johnson *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.*

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* Charles Reece Johnson, and wife, Joyce Johnson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 3rd *day of* ~~October~~, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edna J. Wilkerson

Clare J. Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs Wilson D Smith, *a Notary Public in and for said County and State, the within named* Edna J. Wilkerson and Claire J. Baker,

the bargainor...s., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* ~~October~~ Dec *day of*, *19* 62.

Mrs Wilson D Smith, *Notary Public.*

Commission Expires July 27, 1966.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

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

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Edna J. Wilkerson et al.

TO

Charles Reece Johnson et ux.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Prepared By:
Joyce M. Johnson
118 Hilltop Road
Shelbyville, TN 37160

Send Tax Bills To:
New Owner

Map and Parcel:
Map #162
Parcel #45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $ -0-.

Marie Bradford
Affiant

Subscribed and Sworn to before me this the 1st day of September, 2005.

Jamie Crutchfield
Notary Public
My Commission Expires: 3/31/07

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.