Davidson County DEEDWARR
Recvd: 08/15/06 16:10 2 pgs
Fees:13.00 Taxes:25.90
20060815-0100601

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Justin K. Johnson 1505 Riverside Rd. Old Hickory, Tn. 37138	Same as New Owner	Map 53-4 Parcel 3

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY W. BELCHER, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JUSTIN K. JOHNSON and wife, VICTORIA M. JOHNSON, hereinafter referred to as 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 Davidson County, Tennessee, being part of Lot 4-A on the Plan of E. I. Dupont de Nemours and Company's Subdivision, as of record in Plat Book 1424 page 131, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 4-A is described as follows: Beginning at a point on the easterly margin of Riverside Road at the northwest corner of Lot No. 5-A on said plan; thence with the line between Lots Nos. 4-A and 5A, North 71 deg. 02' East 33.1 feet to the top of a vertical bluff; thence continuing with the same line 68.5 feet to a point in the westerly boundary line of the property conveyed to the United States of America by deed from Harold B. Richards and wife of record in Book 2195, Page 14, said Register's Office; thence with the said United States of America's western boundary line, North 44 deg. 56' West 138.0 feet, more or less, to a point in the line between Lots Nos. 3-A and 4-A on said plan; thence with the line between said Lots Nos. 3-A and 4-A, South 59 deg. 11' West 24.7 feet, more or less, to the bottom of said vertical bluff; thence continuing with said line 16.3 feet to the easterly margin of said road; thence with same South 20 deg. 20' East 14.0 feet to a point; thence with the margin of said road Southwardly 39.0 feet to a point; thence with the margin of the said road, Southwardly 60.8 feet to the beginning.
>
> Being a part of the same property conveyed to Wilbur C. Belcher a/k/a Wilbur Clarence Belcher and wife Mary W. Belcher by deed of record in Book 8592, Page 613, Register's Office for Davidson County, Tennessee. And, the said Wilbur C. Belcher a/k/a Wilbur Clarence Belcher died on August 15, 1993, survived by his wife, Mary W. Belcher, who became vested with ownership and title to the said property in fee simple.
>
> This is unimproved property located on Riverside Road, Old Hickory, TN 37138.

By her signature hereto, the said Mary W. Belcher represents and warrants that all debts and obligations owing by Wilbur C. Belcher a/k/a Wilbur Clarence Belcher during his lifetime or by reason of his death, have been fully paid and satisfied.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 1424, page 131, said Register's Office.

3. Subject to an easement for a right of way granted to Dupont Fiber Silk Co. of record in Book 626, Page 556, said Register's Office, if applicable.

4. Subject to an easement for right of way of telephone lines granted to Cumberland Telephone & Telegraph Co. of record in Book 662, page743, said Register's Office, if applicable.

5. Subject to an easement granted to the Old Hickory Utility District across the front of Lot 4A, adjacent to Riverside Road of record in Book 9624, page 220, said Register's Office.

6. Subject to the easement of the United States of America and the rules and regulations of the U. S. Corps of Engineers in that portion of the property which borders the public water of the Cumberland River.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Mary W. Belcher
MARY W. BELCHER

"GRANTEES"

Justin K. Johnson
JUSTIN K. JOHNSON

Victoria M Johnson
VICTORIA M. JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY W. BELCHER, a single woman, and JUSTIN K. JOHNSON and wife, VICTORIA M. JOHNSON, 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, at office, this the 9th day of August, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Mary W. Belcher
Affiant

Sworn to and subscribed before me, this the 9th day of August, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC