File No. 60919

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/07 09:01 2 pgs
Fees:13.00 Taxes:813.63
20070123-0009039

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Randall Johnson
Affiant

STEVEN G. WATTERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 29 2008

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-29-2008
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
331 West Drive, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall G. Johnson	First Magnus Financial Corporation	012 00 0 054.00
(NAME)	(NAME)	
1734 Williamson Road	603 N. Wilmot Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Tucson, AZ 85711	
(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, Patricia A. West and husband, Bobby L. West, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall G. Johnson, *~~an unmarried person~~, 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:

*A single Man

Certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being shown as Tract 2 on an unrecorded survey made by John M. Sullivan, Civil Engineer, dated April 29, 1965, and described according to said survey as follows:

Beginning at a point in the center of Williamson Road located S 77 deg. 40 min. W 158.3 feet from the intersection of the center line of said Road and the southwesterly right-of-way of Dickerson Road; thence with the center of Williamson Road as follows: S 77 deg. 40 min. W 67 feet; S 79 deg. 26 min. W 100 feet; S 85 deg. 41 min. W 100 feet; S 89 deg. 57 min. W 320 feet; South 65 deg. 12 min. W 50 feet; S 5 deg. 43 min. W 50 feet; S 11 deg. 38 min. E 39.5 feet and S 15 deg. 32 min. E 137.2 feet to a point in the center of Williamson Road; thence leaving said Road, S 89 deg. 40 min. E 588.5 feet to a point; thence N 0 deg. 10 min. E 286.4 feet to the center of Williamson Road and the point of beginning, containing 3.56 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE IS a tract of land conveyed to the State of Tennessee of record in Book 6169, page 739, Register's Office, Davidson County, Tennessee, described as follows, to-wit:

Beginning at the point of intersection of the south margin of Williamson Road and the west boundary of Thomas G. Chapman, etux; thence with the said west boundary south 3 degrees 41 minutes west 16 feet, more or less to a point; thence with the proposed right of way north 88 degrees 12 minutes 37 seconds west 81.72 feet to a point; thence with the said south margin eastwardly 85 feet, more or less to the point of beginning and containing 654 square feet.

Being part of the same property conveyed to Bobby L. West and wife, Patricia A. West by deed from Garry R. Weaver and wife, Joan C. Weaver, dated September 6, 1978 and recorded on September 7, 1978 in Book 5334, page 891, Register's Office, Davidson County, Tennessee. Bobby L. West conveyed all his right, title and interest in subject property to Patricia A. West by quitclaim deed dated December 12, 1996 of record in Book 10291, page 434, said Register's Office.

Bobby L. West herein joins to convey any and all right an interest he may have; especially his marital rights.

unimproved ☐

This is improved ☒ property, known as 1734 Williamson Road, 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.

File No. 60919
Witness my hand this 15th day of January, 2007.

Patricia A. West

Bobby L. West

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia A. West and husband, Bobby L. West, the bargainor(s), 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 this 15th day of January, 2007.

Commission expires: 7-29-2008



Notary Public