BOOK 1810 PAGE 94

This Form furnished by Attorneys Title Company, Inc.

Mail

Form No. WD-2

FROM

John D. Shaffer and wife,

Rebecca H. Shaffer

TO

Richard W. Johnson and wife,

Patricia C. Johnson

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Richard D. Taylor, Attorney
2319 Crestmoor Drive
Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Johnson et ux (NAME)	Mortgage Associates, Inc. (NAME)	Map 97-4
5968 Port Anadarko Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Parcel 42
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	4D06026

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

AUG 2 10 30 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$49,832.46 Patricia C. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 1974.

Notary Public

MY COMMISSION EXPIRES: Nov. 19, 1975

(AFFIX SEAL)

C65655

For and in Consideration of the sum of Ten ($10.00)---------- DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement of the grantees herein to assume the balance of $42,832.46 due and owing to Mortgage Associates, Inc. on a promissory note secured by a deed of trust of record in Book 4722, page 74, Register's Office for Davidson County, Tennessee,

we, John D. Shaffer and wife, Rebecca H. Shaffer have bargained and sold, and by these presents do transfer and convey unto the said Richard W. Johnson and wife, Patricia C. Johnson

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

Being Lot No. 84 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135, Register's Office for said County, more particularly described as follows:

Beginning at a point on the southerly margin of Port Anadarko Trail, said point being the common point between Lot No. 84 and Lot No. 85; thence following said southerly margin of Port Anadarko Trail N 89 degrees 38' W, a distance of 105.00 feet to a benchmark; thence continuing to follow the southerly margin of the said Port Anadarko Trail N 89 degrees 39' W, a distance of 19.94 feet to a point, said point being the common point between Lot No. 83 and Lot No. 84; thence in a southerly direction following the common boundary between Lot No. 83 and Lot No. 84, a distance of 150.00 feet to a benchmark, said benchmark being the common point between Lot No. 83, Lot No. 84 and Lot No. 67; thence S 51 degrees 34' E, a distance of 92.35 feet along the common boundary between Lot No. 84 and Lot No. 67 to a benchmark, said benchmark being the common point between Lot No. 67, Lot No. 86 and Lot No. 84, thence N 41 degrees 44' E following the common boundary between Lot No. 84 and Lot No. 86 a distance of 70.00 feet to a benchmark, said benchmark being the common point between Lot No. 84, Lot No. 85 and Lot No. 86; thence following the common boundary between Lot No. 85 and Lot No. 85 in a northerly direction a distance of 155.00 feet to a point of beginning. Being the same property conveyed to John D. Shaffer and wife, Rebecca H. Shaffer by deed from F. Murray Parker Builders, Inc. of record in Book 4722, page 72, Register's Office for Davidson County.

WD-2

This is { unimproved / improved (X) } property, known as 5968 Port Anadarko Trail, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard W. Johnson and wife, Patricia C. Johnson their heirs and assigns, forever.

And we do covenant with the said Richard W. Johnson and wife, Patricia C. 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, John D. Shaffer and wife, Rebecca H. Shaffer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard W. Johnson and wife, Patricia C. Johnson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25th day of July, 1974

John D. Shaffer

Rebecca H. Shaffer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joe Morgan, a Notary Public in and for said County and State, the within named John D. Shaffer and wife, Rebecca H. Shaffer

the bargainors, 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 25 day of July, 19 74

Joe Morgan, Notary Public.

Commission expires Nov. 2, 1977

NOTARY PUBLIC MORGAN DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, AUG-2? CONV 9,832.46, a Notary Public of the State and County aforesaid, personally appeared AUG-2? S TAX A* 129.48, AUG-2? MTGE A* .50, with whom I am personally acquainted, and who, upon oath, acknowledged A* 4.00 self to be 133.98 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