FORM NO. WD-1

BOOK 5082 PAGE 776

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,791.00

Tony P. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1976.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 2-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TONY P. JOHNSON (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	3D 09135
2507 DAVID DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1835 SAVOY DRIVE, N. E. (STREET ADDRESS)	MAP 95-8
NASHVILLE, TENNESSEE 37214 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30341 (CITY) (STATE) (ZIP)	PARCEL 141

FOR AND IN 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, BENNY RAY DOTSON et ux DONNA J. DOTSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TONY P. JOHNSON et ux SANDRA DOTSON

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 Davidson County, Tennessee, being Lot No. 41 on the plan of WOODBERRY PARK, as of record in Book 2133, Pages 117, 118, and 119, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of David Drive, at the corner of Lots 41 and 42; thence southwardly with the line between said lots 171.2 feet to a point in the north line of Lot No. 40; thence with the line between Lots 40 and 41, eastwardly 115 feet to a point in the west margin of Michael Drive; thence northwardly with the margin of the same, 141.4 feet to a point, the beginning of a curve; thence around said curve, northwestwardly 39.3 feet to a point in the south margin of David Drive; thence westwardly with the margin of the same, 81 feet to the point of beginning.

BEING the same property conveyed to the Grantors, Benny Ray Dotson et ux Donna J. Dotson, by deed of record in Book 4907, Page 357, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is further subject to the assumption by the Grantees of first mortgage indebtedness payable to Mortgage Associates, Inc. in the original principal amount of $25,600.00. Said indebtedness is secured by a deed of trust of record in Book 4907, Page 359, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 2297, Page 194, Register's Office for Davidson County, Tennessee, and any existing easements.

unimproved ( )
This is improved (X) property, known as 2507 David Drive, Nashville, Tennessee 37214
(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 hands this 28th day of October, 1976

BENNY RAY DOTSON: Benny Ray Dotson

DONNA J. DOTSON: Donna J. Dotson

STATE OF TENNESSEE
Davidson County

BOOK 5082 PAGE 777

Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named Benny Ray Dotson et ux Donna J. Dotson

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 28th day of October, 1976.

Commission expires 2-13-77

Leon Sharber
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

BENNY RAY DOTSON et ux DONNA J. DOTSON

TO

TONY P. JOHNSON et ux SANDRA JOHNSON

D 74609

IDENTIF. REFERENCE

OCT 28 2 13 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT28	CONV	30,791.00			
OCT28	S'TAX		B*	80.08	
OCT28	ST'FEE		B*	.50	
OCT28	M'DEED		B*	4.00	* 84.58

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217