This instrument Prepared By:
LAW OFFICES OF
Kelley, Nahon & Crawford
2300 First, L & C Tower
Nashville, Tennessee 37219

BOOK 5402 PAGE 938

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-3-94	Ms. Virginia Johnson	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-34174	604 Landau Drive	93039
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated February 9, 1977 in the original principal sum of $35,000.00, payable to Mortgage Corporation ofthe South, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by James R. Spivey and wife, to Lawrence Z. Crockett, Trustee, as of record in Book 5114, page 135,

JAMES R. SPIVEY and wife, JUDY SPIVEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto VIRGINIA MAIE JOHNSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1344 on the Plan of Charlotte Park, Section 18, as of record in Book 3600, pages 51 and 52.

Said Lot No. 1344 fronts 72 feet on the north side of Landau Drive and runs back 146.6 feet on the east line and 106.5 feet on the west line to a broken line in the rear on which it measures 131.4 feet.

Being the same property conveyed to James R. Spivey and wife, Judy Spivey, by deed from Edward J. Minerik and wife, Jessie L. Minerik, as of record in Book 5114, page 133.

This conveyance is made subject to restrictions in Book 3765, page 130.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above and 1979 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of March, 1979.

James R. Spivey

Judy Spivey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. Spivey and wife, Judy Spivey 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, the 7th day of March, 1979.

My commission expires: 7/27/81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 79

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES R. SPIVEY AND WIFE

TO VIRGINIA MAIE JOHNSON

F. 1. 7. 4 1. 2.

IDENTIF. REFERENCE

MAR 8 10 26 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

44900.00- CAMT.
116.74 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 121.24-
7316A03/08/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7. 4 I. 2.

IDENTIF. REFERENCE 1

MAR 8 10 26 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. [illegible]