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BOOK 5988 PAGE 168

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,902.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 19 82

Notary Public

MY COMMISSION EXPIRES 11/14/86

(AFFIX SEAL)

IDENTIF. REFERENCE

JAN 4 3 12 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP/PARCEL NUMBERS
David R. Johnson (NAME)	Wachovia Mortgage Co. (NAME)	Map 86/2
6014 Cortez Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	Par 19
Hermitage, Tn 37076 (CITY) (STATE) (P O ZIP)	Winston-Salem, N.C. 27102 (CITY) (STATE) (ZIP)	4D-1660

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, Michael P. Ratkovich and wife, Sandra A. Ratkovich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Johnson

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:

BEING Lot No. 105 on the Plan of Dodson Heights, of record in Plat Book 2900, page 113, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael P. Ratkovich and wife, Sandra A. Ratkovich by deed from Thomas B. Baldwin and wife, Wanda K. Baldwin of record in Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank, of record in Book 5484, Page 911, said Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (XX) property, known as 6014 Cortez Court Hermitage, Tn. 37076
(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 hand s this 6th day of August, 19 82

Michael P. Ratkovich

Sandra A. Ratkovich

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael P. Ratkovich and Sandra A. Ratkovich

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 6th day of August 19 82

Commission expires 1/19/86

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 personaliy 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

TO

Return to:

Saturn & Mazer
First American Center
Nashville, Tn 37238

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3930.36- CO	
			109.74 CO TX	
			.50 PRFEE	
			6.00 [illegible]	
			CHECK	110.24-
			9015AC1/84/CO SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 24315

IDENTIF. REFERENCE

JAN 4 3 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919165