7875 06/29 127.10- 304 13

#220096-6

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED

BOOK 6084 PAGE 823

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46400

James M. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 1983

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Road, Mt. Juliet, TN 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Allen et ux (NAME)	Southeast Mortgage Company (NAME)	Map 95-B
2507 David Drive (STREET ADDRESS OR ROUTE NUMBER)	1390 Brickell Avenue (STREET ADDRESS)	Parcel 141
Nashville, TN. 37214 (CITY) (STATE) (P.O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	3D-09135

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, TONY P. JOHNSON and wife, SANDRA JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES MICHAEL ALLEN and wife, PAMELA JOYCE ALLEN

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 Tony P. Johnson and wife, Sandra Johnson by virtue of a deed from Benny Ray Dotson and wife, Donna J. Dotson, of record in Book 5082, page 776, Register's Office for Davidson County, Tennessee, and re-recorded in Book 5106, page 98, 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 Mortgage Associates, Inc., of record in Book 4907, page 369, Register's Office for Davidson County, Tennessee, and also that the escrow account

OVER

This is improved ( ) unimproved ( ) property, known as 2507 David Dr., Nashville, TN. 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 hand s this 27th day of June, 1983

Tony P. Johnson
TONY P. JOHNSON

Sandra Johnson
SANDRA JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Tony P. Johnson and wife, Sandra Johnson

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 20th day of June, 19 83

Commission Expires 10-12-86

Notary Public.

STATE OF
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 purpose 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

CONTINUED FROM FRONT OF DEED

in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

IDENTIFICATION REFERENCE

JUN 29 2 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 57002

WARRANTY DEED

FROM

TONY P. JOHNSON,

et ux

TO

JAMES MICHAEL ALLEN,

et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

20002

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6084 PAGE 825

FOR _____

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

4600.00- CO
120.64 CO TX
.50 PRFEE
6.00 MDEED
CHECK 127.14-
7875A06/29/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H57002

IDENTIF. REFERENCE

JUN 29 2 28 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 959718