BOOK 6165 PAGE 406

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER 19 83

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Mitchell Johnson (NAME)	Engel Mortgage Company, Inc. (NAME)	16DA-16171
4300 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 647 (STREET ADDRESS)	132-5
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	75

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, John Foster and wife Rebecca Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Mitchell Johnson and wife Elise A. Johnson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DavidsonCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Glendale Park, Section II, as of record in Book 1130, page 61, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Lealand Lane at the common corner of Lots Nos. 11 and 12; thence with the margin of said Lane, northerly 126.8 feet to a concrete monument at the beginning of a curve; thence northeasterly around said curve 43.5 feet to another concrete monument in the southerly margin of Tower Place; thence easterly with the margin of said Tower Place 127.3 feet to a point at the common corner of Lots Nos. 11 and 26; thence with the line between said lots, southerly 133.6 feet to a point, the common corner of Lots Nos. 11, 26 and 12; thence westerly with the line between Lots Nos. 11 and 12, 132.1 feet to the point of beginning.

BEING the same property conveyed to John Foster and wife, Rebecca Foster by deed from James A. Wisenart and wife, Rachel G. Wisenart, of record in Book 5735, page 260, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain Deed of Trust of record in Book 5421, page 496, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.
1983 taxes prorated and assumed.

This is { unimproved ( ) / improved (X) } property, known as 4300 Lealand Lane (House Number) (Street) Nashville, TN 37204 (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 28TH day of OCTOBER, 19 83

John Foster

Rebecca Foster

OFFICIAL RECEIPT

BOOK 6165 PAGE 407

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Foster and wife Rebecca Foster

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 26TH day of OCTOBER 19 83

Commission expires July 15, 1987

Notary Public

STATE OF TENNESSEE }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
John Foster

TO
James Mitchell Johnson

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RUSH

OCT 28 10 26 AM '83
FELIX Z. HASKINS
REGISTER
DAVIDSON COUNTY, TN

EDELITY REFERENCE

H 8 2 9 3 5

B496 10/28 252 20- CHECK

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

RECEIVED OF _____

FOR BOOK 6165 PAGE 408

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

94500.00- CAMT.
245.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 252.20-
8496A10/28/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 82935

IDENTIF. REFERENCE

OCT 28 10 26 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 989452