FORM NO. WD-1

BOOK 6234 PAGE 988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF February 19 84.

Notary Public

MY COMMISSION EXPIRES 10/20/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Andrew Skelton (NAME)	Mortgage Corporation of the South (NAME)	150-5-126
453 Cedarcliff Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	

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, Phyllis A. Long and James Ham, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Andrew Skelton and wife, Brenda G. Skelton

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. 220, plan of CHERRY HILLS, Section 4, as of record in Book 4460, page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Long and James Ham by deed executed by Joseph W. Miller and wife, Gwendolyn G. Miller, recorded in Book 5789 at page 120, Register's office for Davidson County, Tennessee. Jerry Bates Long having subsequently conveyed his one-half interest in said property by Quit Claim Deed to Phyllis A. Long of record in Book 5845 at page 413, Register's office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record and Deed of Trust, executed by Carl J. Cogar and wife, Billie Ruth Cogar to Herschell Greer, Trustee for the benefit of Guaranty Mortgage Company of Nashville of record in Book 4651 at page 67, Register's Office for said County and Deed of Trust executed by Joseph W. Miller and wife, Gwendolyn G. Miller to Harl Rose, Trustee for the benfit of Associates Financial Services of record in Book 5497 at page 117, Register's Office for said County.

The grantees further hereby assume the obligations of Carl J. Cogar and wife, Billie Ruth Cogar under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

The said James Ham now being divorced, of record in Minute Book 129A, Page 170, Circuit Court Clerk's Office for said County.

This is unimproved ( ) improved (xx) property, known as 453 Cedarcliff Drive, Antioch, Tennessee 37013
(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 20th day of February, 19 84

Phyllis A. Long
PHYLLIS A. LONG

James Ham
JAMES HAM

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Patricia Ann Johnson, a Notary Public in and for said County and State, the within named Phyllis A. Long, James Ham

or proved to me on the basis of satisfactory evidence

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 February 19 84

Commission expires 10/20/85

Patricia Ann Johnson
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

PHYLLIS A. LONG, JAMES HAM and wife,

DIANE HAM

TO

JAMES ANDREW SKELTON and wife,

BRENDA G. SKELTON

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

RUSH

02/22 '85 10:11 CHECK #

10436

IDENTIF. REFERENCE

FEB 22 11 12 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4748

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
			56000.00- CAMT.	
			145.60 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	152.10-
474BA02/22/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

043655

IDENTIF. REFERENCE

FEB 22 11 12 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14910