FORM NO. WD-1

BOOK 6235 PAGE 383

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 84

Notary Public

MY COMMISSION EXPIRES 10/15/86

(AFFIX SEAL)

Fell

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CRAIG JOHNSON et ux (NAME)	Cameron-Brown (NAME)	105-14-33
P.O. Box 50871 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 18109 (STREET ADDRESS)	22W-05475
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27619 (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, R. STEVE SIMS et ux TERRY G. SIMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG JOHNSON, et ux FRANCES GARNER

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 the easterly 60 feet of Lot No. 94 on Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

SAID part of Lot No. 94 fronts 60 feet on the southerly side of Glen Avenue, and extends back between parallel lines, 200 feet to an alley.

BEING the same property conveyed to R. STEVE SIMS et ux TERRY G. SIMS, by deed from WILLIAM R. HOSTETTLER et ux MONICE HOSTETTLER, and JOHN J. MADDEN and wife, CHELL MADDEN, of record in Book 6039, page 126, said Register's Office.

GRANTEES herein assume and agree to pay the balance on an indebtedness owed to CAMERON-BROWN MORTGAGE BANKERS, secured by Deed of Trust of record in Book 5953, Page 84, said Register's Office. The excrow account held in connection with such loan is hereby transferred by said Grantees.

CHECK This is unimproved ( ) improved (X) property, known as 839 Glen Avenue, Nashville, Tennessee
(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 22nd day of February, 19 84

R. STEVE SIMS

TERRY G. SIMS

02/23 139.10 4906

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 R. STEVE SIMS et ux TERRY G. SIMS

the bargainors, 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 22nd day of February, 19 84

Commission expires 10/1/86

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 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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIF. REFERENCE

FEB 23 8 59 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6235 PAGE 385

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

51000.00- CAMT.
138.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
4906A02/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I O 4 5 0 2

IDENTIF. REFERENCE

FEB 23 8 59 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15057