FORM NO. WD-1

BOOK 6237 PAGE 199

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,172.99

Billy G. Miracle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1984.

Notary Public

MY COMMISSION EXPIRES: 11-17-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Billy G. Miracle (NAME)	Citicorp Homeowners Services, Inc. (NAME)	103-3
4106 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 27377 (STREET ADDRESS)	26
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	8DA-56295

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, Sally W. Fyke and Julie Ann Agee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy G. Miracle,

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. 98 on the plan of Section Two, Richland Meadows, of record in Book 2083, page 72, Register's Office for said County.

SAID Lot No. 98 fronts 60 feet on the easterly margin of Bon Air Circle and extends back 166 feet on the southerly line passing the traverse witness line, at a point, on the southerly line 97.8 feet from the easterly margin of Bon Air Circle; and 160.5 feet on the northerly line passing the traverse witness line, at a point, on the northerly line 105.6 feet from the easterly margin of Bon Air Circle to a dead line in the rear, measuring 87.84 feet thereon.

BEING the same property conveyed to Sally W. Fyke and Julie Ann Agee, by deed from Ronald R. Breece and wife, Gayle L. Breece, of record in Book 5742, page 53, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2152, page 121, and Book 2195, page 256, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Mercantile Mortgage Company of record in Book 5742, page 56, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

CHECK
This is unimproved ( ) improved (X) property, known as 5508 Bon Air Circle, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

02/27 105 82-

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 24th day of February, 1984

Sally W. Fyke — Sally W. Fyke

Julie Ann Agee — Julie Ann Agee

5682

STATE OF TENNESSEE
Davidson County

BOOK 6237 PAGE 200

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sally W. Fyke and Julie Ann Agee, 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 24th day of February 19 84

Commission expires 11-17-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
SALLY W. FYKE & JULIE ANN AGEE

TO
BILLY G. MIRACLE

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

dp

IDENTIFICATION REFERENCE

FEB 27 10 55 AM '84

REGISTER
DAVIDSON COUNTY, TN

105120

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

RECEIVED OF _____ BOOK 6237 PAGE 201

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
			38172.99- CAMT.	
			99.32 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	105.82-
5682402/27/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 5 I 2 0

IDENTIF. REFERENCE

FEB 27 10 53 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 15812