FORM NO. WD-1

BOOK 6275 PAGE 49

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$67,035.41 Billy S. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 19 84.

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy S. Johnson (NAME)	Citicorp Homeowners Serv. (NAME)	102-4
433 Wilclay Dr. (STREET ADDRESS OR ROUTE NUMBER)	Box 27377 (STREET ADDRESS)	135
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	8DA 42876

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, Mortie Q. Dickens et ux, Carolyn S. Dickens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy S. Johnson et ux, Cynthia D. Johnson

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. 835 on the Plan of Charlotte Park, Section 22, of record in Book 3700, Page 67 and 68, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Mortie Q. Dickens by deed from R. W. Kaufman et ux, Norma Jill Kaufman of record in Book 5955, Page 102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a Promissory Note to Mercantile Mortgage Company of record in Book 5286, Page 980, said Register's Office with a present unpaid balance of approximately $40,035.41, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to a certain Deed of Trust securing the payment of a Promissory Note to Credit Thrift of America of record in Book 6251, Page 116, said Register's Office in the sum of $24,169.20, which the Grantees herein hereby assume and agree to pay.

Carolyn S. Dickens joins in this conveyance for the sole purpose of conveying any marital rights she may have.

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

This is unimproved ( ) improved (X) property, known as 433 Wilclay Drive, Nashville, TN 37209
(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 19th day of April, 19 84

Mortie Q. Dickens Mortie Q. Dickens

Carolyn S. Dickens Carolyn S. Dickens

04/20 180.70 CK

198

STATE OF TENNESSEE
Davidson County

BOOK 6275 PAGE 50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mortie Q. Dickens et ux, Carolyn S. Dickens

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 19th day of April 19 84

Commission expires 11-1-87

Gary B Fuqua
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
Mortie Q. Dickens et ux,
Carolyn S. Dickens

TO
Billy S. Johnson et ux,
Cynthia D. Johnson

PUSH

I 16892

IDENTIF. REFERENCE

APR 20 12 14 PM '84

FILED AND RECORDED REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6275 PAGE 51

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

67035.41- CAMT.
174.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.73-
0198A04/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 6 8 9 2

IDENTIF. REFERENCE

APR 20 12 31 PM '84

No. 29905