File Box 43

BOOK 5316 PAGE 305

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

X Peggy Jo Elam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 84

Notary Public

MY COMMISSION EXPIRES 4-25-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Peggy Jo Elam, unmarried	Engel Mortgage Co.	107
(NAME) 217 Oak Grove Dr.	(NAME) P. O. Box 847	21.1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37217	(STREET ADDRESS) Birmingham, Ala. 35201	2DA 64960
(CITY) (STATE) (P.O. ZIP)	(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~~ I, Sandra Johnson, And Husband, Darryl Counts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Jo Elam, unmarried

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 Unit No. 217, The Addition to Five Oaks, a Planned Unit Development, of record in Book 5200, page 456, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra Johnson, unmarried by deed from Jack Driver & Son, Inc., of record in Book 5973, page 308, Register's Office for Davidson County, Tennessee.

As part of the above consideration, it is agreed and understood that the above named grantee assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 5973, page 311, Register's Office for Davidson County, Tennessee payable according to the terms and conditions therein.

Darryl Counts, husband of the above named Grantor, Sandra Johnson, joins in this conveyance for the purpose of conveying any right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

unimproved ( )
This is improved XX property, known as 217 Oak Grove Dr., Nashville, Tenn. 37217
(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 ti, 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 my hand this 13th day of June, 19 84

X Sandra Johnson
Sandra Johnson,

X Darryl Counts
DARRYL COUNTS

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 Sandra Johnson and husband, Darryl Counts

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 13th day of June, 19 84.

Commission expires 7-27-86

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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

I 2 9 3 7 0

FROM
Sandra Johnson et vir

Darryl Counts

TO
Peggy Jo Elam

IDENTIF. REFERENCE

JUN 15 10 01 AM '84

FILED & RECORDED
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

45500.00- CAMT.
116.30 CSTAX
.50 PRFEE
6.00 ADEED
CHECK 124.80-
5302A06/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 12937.0

T. IDENTIF. REFERENCE

JUN 15 10 02 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0044592