I.8.0 7.2.2

IDENTIF. REFERENCE

FEB 4 9 47 AM '85

FELIX Z. ELLIS JR. REGISTER
DAVIDSON COUNTY, TN

B047

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/29/86

(AFFIX SEAL)

BOOK 6485 PAGE 993

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
JAMES H. MILBY et ux (NAME)	MID-STATES MORTGAGE CORPORATION (NAME)	150-6 201
5323 Lancelot Road (STREET ADDRESS OR ROUTE NUMBER)	G.P.O. Box 463-A (STREET ADDRESS)	150-6 119
Brentwood (CITY) Tn (STATE) 37027 (P. O. ZIP)	Detroit, Michigan 48232 (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, AUDIE J. JOHNSON and wife, GAIL JOHNSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. MILBY and wife, OLIVE F. MILBY,

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 Nos. 52-A and 52-B Zone Lot Division of Lots 48, 49, 50, 51, 52, and 53, Section 11-A, on the Plan of Cherry Hills Subdivision, as of record in Book 6250, Page 134, Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Audie J. Johnson by Quitclaim Deed from A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia S. Cook, of record in Book 6477, page 448, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CAPITOL MORTGAGE CORPORATION, of record in Book 6472, page 143,* Register' s Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. The said mortgage now being with MID-STATES MORTGAGE CORPORATION.
*and Book 6477, page 450, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 52-A and 52-B Mossdale Court
(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 2nd day of JANUARY 19 85

AUDIE J. JOHNSON

GAIL JOHNSON

BOOK 6485 PAGE 994

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named AUDIE J. JOHNSON and wife, GAIL JOHNSON, 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 2nd day of JANUARY, 1985.

Commission expires 10/15/86

_____
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

RECORDED 1985 JAN 24 PM 2:23

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

RECEIVED OF _____

FOR _____

BOOK 6485 PAGE 995

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

121900.00- CAMT.
316.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK.. 323.44-
8376A02/04/86 BAL: .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I:807:22

IDENTIF. REFERENCE

FEB 4 9 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105851