Patricia Spurr Conway, Esq.
236 Fourth Avenue North
Nashville, Tennessee 37219

ASSIGNED NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Jay B. Mercer, et ux	Merrill Lynch Mortgage Corp.	8DA-42876
433 Wilclay Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85366 (STREET ADDRESS)	102-4-135
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	San Diego, CA 92138-5366 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6747 PAGE 366

For and in consideration of the sum of Ten and No/100---------- ----------($10.00)---------- DOLLARS paid in cash, and other good and valuable consideration received from the Grantees herein, including the agreement of said Grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust executed by Larry M. Baker and wife, Debra M. Baker, to James R. Bellar, Trustee, of record in Book 5286, page 980, Register's Office for Davidson County, Tennessee,

we, Billy S. Johnson and wife, Cynthia D. Johnson
have bargained and sold, and by these presents do transfer and convey unto the said
Jay B. Mercer and wife, Judy C. Mercer,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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 Billy S. Johnson and wife, Cynthia D. Johnson, by deed from Mortie Q. Dickens and wife, Carolyn S. Dickens, of record in Book 6275, page 49, Register's Office for Davidson County, Tennessee.

6436

IDENTIFICATION REFERENCE

DEC 27 2 52 PM '85

FELIX Z. KING FOR THE REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 433 Wilclay Drive (House Number) (Street)
Nashville, TN 37209 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 23rd day of December, 19 85.

Billy S. Johnson Cynthia D. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY S. JOHNSON and wife, CYNTHIA D. JOHNSON

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 19 85

My commission expires April 17th, 1988 Notary Public Thomas D. Clayton

STATE OF TENNESSEE
COUNTY OF

BOOK 6747 PAGE 367

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 70,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jay B. Mercer

Sworn to and subscribed before me
this 23rd day of December, 19 85.

My commission expires April 17th, 1988 Notary Public Thomas D. Clayton

This instrument was prepared by:

CHARLES F. FRAZIER, Atty., 300 James Robertson Parkway, Nashville, TN 37201
Name Address

WARRANTY DEED

FROM BILLY S. JOHNSON, et ux

TO JAY B. MERCER, et ux

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6747 PAGE 368

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

70[illegible].40- CRRT.
162.40 CSTMX
.50 PRFEE
6.00 MRTG
CHECK - 175.90-
C495A 12/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64363

IDENTIFICATION REFERENCE

DEC 27 2 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205380