BOOK 7085 PAGE 646

Mortgageee: Mortgage Corporation of South

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
149-4-99	Mr/Mrs James R. Johnson	Mortgage Corp. of South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2643 Edge-O-Lake Drive	LOAN OR ACCOUNT NO. 089993 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated January 14, 1977, in the original principal sum of $38,000.00, payable to Mortgage Corporation of the South, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Raymus W. Baggett and wife, Rebecca Jo Baggett, to Lawrence Z. Crockett, Trustee, as of record in Book 5106, page 108,

RAYMUS W. BAGGETT and wife, REBECCA JO BAGGETT hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto JAMES R. JOHNSON and wife, EMMA JEAN JOHNSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 534 on the plan of Edge-O-Lake Estates, Section 6, as of record in Book 3700, page 15, as amended in Book 3950, page 334, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raymus W. Baggett and wife, Rebecca Jo Baggett, by deed from James T. White and wife, Mary P. White, as of record in Book 5106, page 106, as re-recorded in Book 5763, page 256.

This conveyance is made subject to all zoning regulations, easements and rights of way for public utilities applicable to this property, restrictions of record in Book 3908, page 161 and all matters referred to on the recorded plat set out above.

77671

IDENTIFICATION REFERENCE

Dec 30 1 37 PM '86

CLERK & MASTER'S REGISTER DAVIDSON COUNTY, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23 day of December, 19 86

Raymus W. Baggett
Raymus W. Baggett

Rebecca Jo Baggett
Rebecca Jo Baggett

BOOK 7085 PAGE 647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Raymus W. Baggett and wife, Rebecca Jo Baggett 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, the 23 day of December, 19 86.

My commission expires: 3-11-90

Notary Public

STATE OF
COUNTY OF

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

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____. executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,831.44

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 19 86

MY COMMISSION EXPIRES 3-11-90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

RAYMUS W. BAGGETT AND WIFE

TO

JAMES R. JOHNSON AND WIFE

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 7 6 7 1

IDENTIFICATION REFERENCE

Dec 30 1 37 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28023