FILE BOX "7" FILE NO. 22068

BOOK 7446 PAGE 521

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,787.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 87

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

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
RANDY LEE JOHNSON et ux	MORTGAGE CORPORATION OF THE SOUTH	108-12-162
(NAME) 3249 Elm Hill Pike	(NAME) P. O. Box 10726	3D-91211
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN.37214	(STREET ADDRESS) Birmingham, Alabama 35202	
(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, AMERICAN REALTY CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDY LEE JOHNSON and wife, BRENDA GAYLE 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. 17B, Zone Lot Division of Lots 12, 13, 16, 17 and 18, Section 1, Trailwood of record in Book 6250, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to American Realty Co. by Quitcliam deed from Joel C. Wilson of record in Book 7446, page 519, 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 REPUBLIC MORTGAGE, INC., of record in Book 6476, page 221, 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. SAID LOAN IS NOW WITH MORTGAGE CORPORATION OF THE SOUTH.

This is unimproved ( ) improved (X) property, known as 3249 Elm Hill Pike, Nashville, Tennessee 37214
(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 my hand this 30th day of NOVEMBER, 19 87

AMERICAN REALTY CO.

Ralph Stevens Jr.

BOOK 7446 PAGE 522

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared RALPH STEVENS

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President

_____of the American Realty Co.

a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, _____, this 30th day of Nov., 19 87.

_____Notary Public

Commission Expires 1-10-89

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

TO

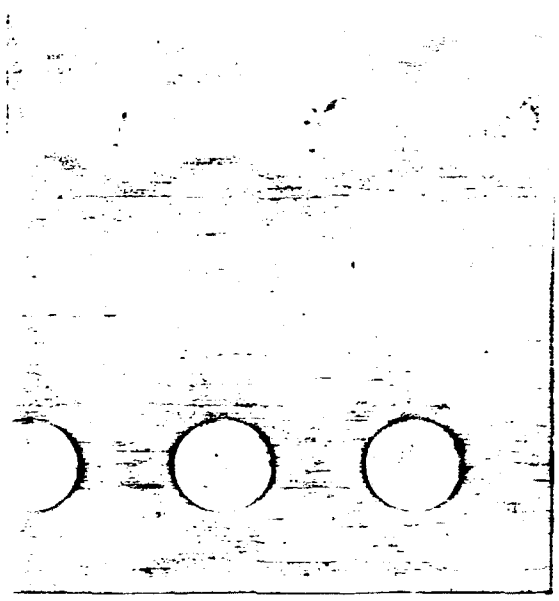
96504

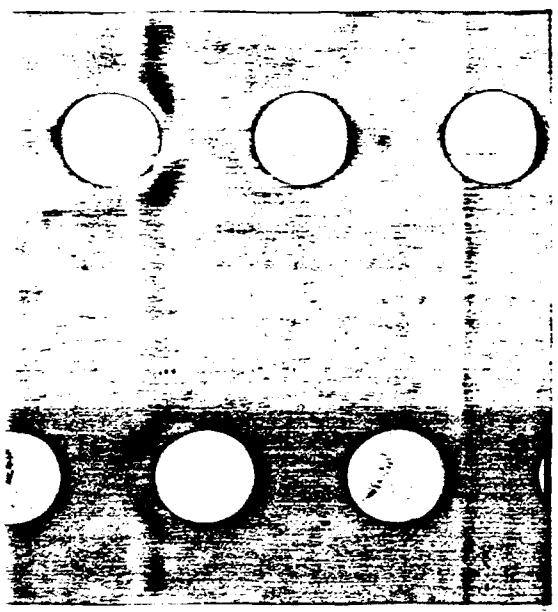
IDENTIFICATION REFERENCE

JAN 11 11 39 AM '88

DAVIDSON COUNTY, TN

7023 01/11 0101 03CHECK 151.54





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7446 PAGE 523

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 51787.42
CON TX 145.04
PRFEE 0.50
WDEED 6.00
TOTAL 151.54
CHECK 151.54

01/11/88 01 11:41 0001 7023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFI REFERENCE 9 6 5 0 4

JAN 11 11 39 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 52030