BOOK 7517 PAGE 20 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,813.62

Stan Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April 1988

Charmaine Jenkins
Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stan Allen, Attorney, 207 3rd Ave., N., 3rd Fl., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Joscelyn, Jr., et al (NAME)	RIHT Mortgage Serv. Corp. (NAME)	MAP 108-08-0-C
#10, 1308 Quail Ct. E. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2127 (STREET ADDRESS)	PAR 010
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC 28211 (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, Steven Johnson and wife Suzanne Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Joscelyn, Jr. and Denise I. Clifton, with right of survivorship

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:

Being Unit No. 10, Lot No. 74, of Quail Valley, Sec. 2, Phase III, a horizontal property regime established by Master Deed of record in Book 5884 at page 534, the Plat of which is of record in Plat Book 5200 at page 417, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Johnson, et. ux. by deed recorded in Book 6860 at page 94, Register's Office for Davidson County, Tennessee.

This convenyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

Grantees hereby assume the first mortgage of record in Book 6860, page 97, Register's Office, Davidson County, Tennessee, in the current amount of $51,813.62.

2160 5.

IDENTIFICATION REFERENCE

APR 15 9 42 AM '88

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (X) property, known as 1308 Quail Court East, Nashville, TN 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 our hands this 1st day of April, 19 88

X Steven Johnson
STEVEN JOHNSON

X Suzanne Johnson
SUZANNE JOHNSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Maxine Sullivan, a Notary Public in and for said County and State, the within named Steven Johnson and wife Suzanne Johnson

the bargainorS, 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 11th day of April 19 88

Commission expires 9-11-90

Maxine Sullivan
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

STEVEN JOHNSON, ET UX

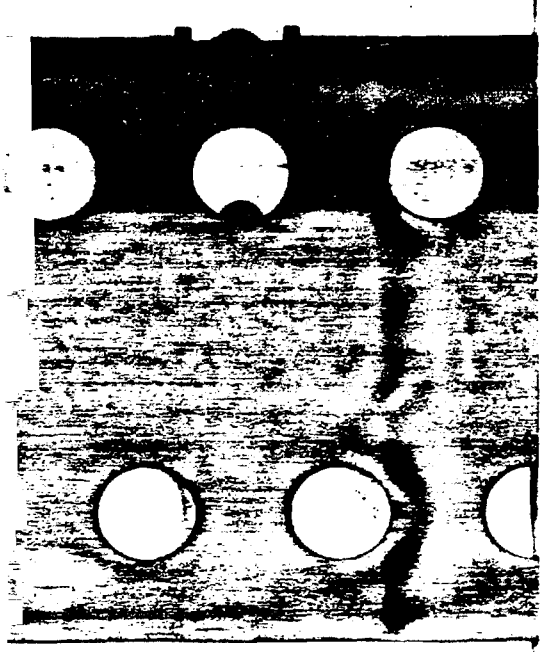
TO

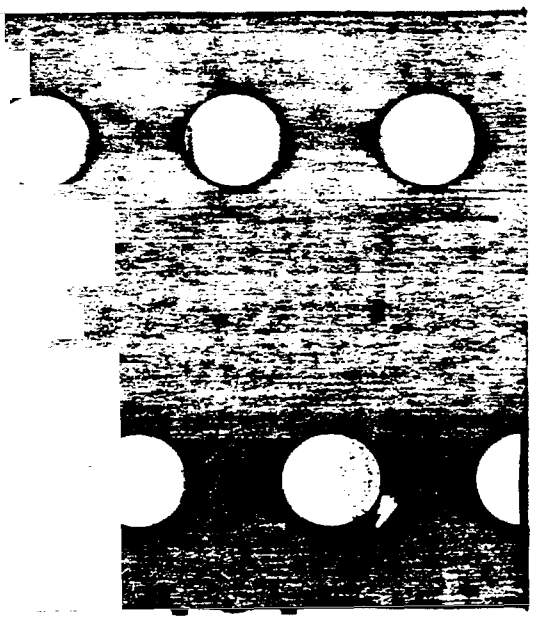
JAMES H. JOSCELYN, JR, ET AL

4766 04/15 0101 03CHECK 151.54

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.





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 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CRDT	51813.62
CON TX	145.04
PRFEE	0.50
WDEED	6.00
TOTAL	151.54
CHECK	151.54

04/15/88 01 09:42 0001 4766

21605

IDENTIFICATION REFERENCE

APR 15 9 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80905