Bk 53

FORM No. WD-1

BOOK 7685 PAGE 896

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Myron D. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 88

Evelyn D. Wright
Notary Public Evelyn D. Wright

MY COMMISSION EXPIRES: March 8, 1989
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
MYRON D. JOHNSON	FOSTER MORTGAGE CORPORATION	MAP 017-00-0
(NAME)	(NAME)	
5215 BRICK CHURCH PIKE	P.O. BOX 171	PARCELS 181.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
GOODLETTSVILLE, TN 37072	FORT WORTH, TX 76101	AND 250.00
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, BARBARA GAYLE PAGE GROSS AND HUSBAND, EDWARD JORDEN GROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MYRON D. 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.

Tract No. 1: Land in the 10th Civil District of Davidson County, Tennessee, and known as part of Tract No. 3 on an unrecorded map showing the division of the land of Lillie Waggoner, deceased, and described according to a copy of a survey made by Southern Land Surveying Co., Inc., dated March 22, 1966, as follows: BEGINNING at an iron pin in the southerly margin of Brick Church Pike, corner to Herman Wagnor (or H. L. Waggoner) property; thence with said margin, N 45 deg. 56' E 24.7 feet to an iron pin; and N 47 deg. 23' E 202.0 feet to an iron pin, corner to remaining property of Arthur Newman; thence with said Newman's westerly line, S 39 deg. 24' E 404.5 feet to an iron pin in Sam Thompson's line; thence with said Thompson's northerly line, S 45 deg. 25' W 183.55 feet to an iron pin and S 9 deg. 15' W 57.9 feet to an iron pin in said Wagnor's (or Waggoner's) easterly line; thence with said line, N 39 deg. 24' W 446.0 feet to the beginning.

Tract No. 2: A tract of land located in the 10th Civil District of Davidson County, Tennessee. The tract is shown on Mid-State Land Surveyors drawing No. PS-20025 and all bearings given are magnetic data given as per survey of Cecil David West, Tennessee Registered Land Surveyor, No. 871, dated 4/12/77, and is described as follows: BEGINNING at an iron pin in the H. L. Waggoner Property boundary, being the southeast corner of the Edward J. Gross and wife, Barbara Page Gross Property as of record in Deed Book 5164, page 702, Register's Office for Davidson County, Tennessee, and being the southwest corner of the tract described herein; thence from beginning point and running generally with a fence between a common boundary of the said Gross Property and the herein described property, N 9 deg. 22' 50" E 57.92 feet to an iron pin; thence continuing with the fence N 45 deg. 27' 00" E 675.34 feet to an iron pin;

(Continued)

This is improved (XX) unimproved ( ) property, known as 5215 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072
(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 heir 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 covey 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 hand s this 18th day of October, 19 88

Barbara Gayle Page Gross
BARBARA GAYLE PAGE GROSS

EDWARD JORDEN GROSS

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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 BARBARA GAYLE PAGE GROSS AND HUSBAND, EDWARD JORDEN GROSS

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 Goodlettsville, Tennessee, this 18th day of October, 1988

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

CONTINUATION OF LEGAL DESCRIPTION

thence leaving said fence S 39 deg. 07' 00" E 678.65 feet to an iron pin; thence S 57 deg. 01' 50" W 696.82 feet to an iron pin; thence N 39 deg. 24' 00" W 142.77 feet to an iron pin, being the northeast corner of the H. L. Waggoner Property; thence continuing N 39 deg. 24' 00" W with the Waggoner boundary 570.93 feet to the point of beginning.

Being the same property vested in Barbara Gayle Page Gross, pursuant to Final Order of the First Circuit Court for Davidson County, Tennessee, which is of record in Book 5365, page 594, Register's Office for Davidson County, Tennessee.

Edward Jorden Gross joins in this conveyance for the purpose of conveying any and all right, title and interest in and to said property which he may have, marital or otherwise.

This property is described in two tracts but is being sold as a whole.

Barbara Gayle Page Gross
BARBARA GAYLE PAGE GROSS

EDWARD JORDEN GROSS

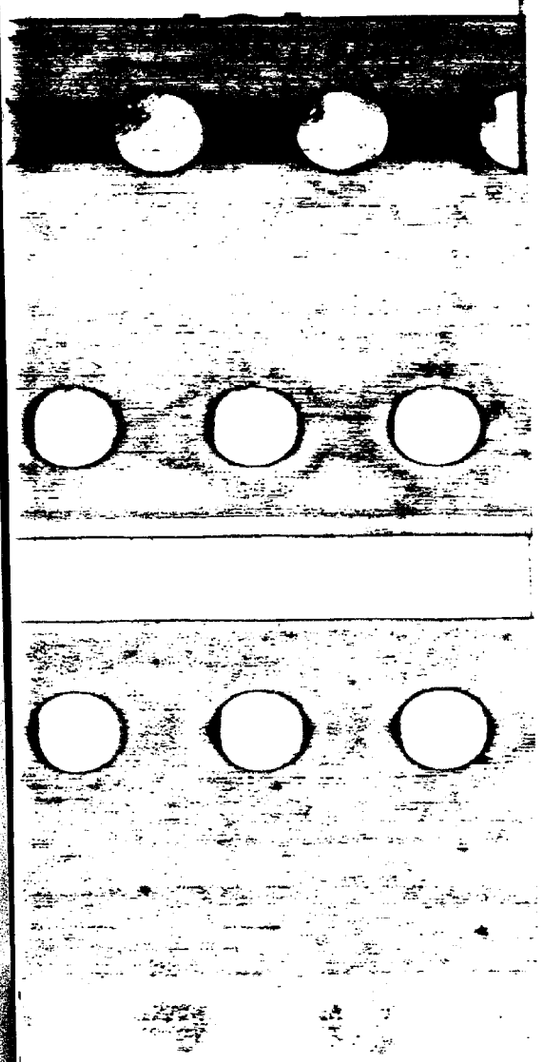
0624 10/25 0101 03CHECK 280.10

7.9426

IDENTIFICATION REFERENCE

Oct 25 11 44 AM '79

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN



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

CAMT	82000.00
CON TX	270.60
PRFEE	0.50
WDEED	9.00
TOTAL	280.10
CHECK	280.10

10/25/88 01 11:47 0001 0624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.4.2.6

IDENTIFI REFERENCE

Oct 25 11 45 AM '88

FELIX Z. WILSON CT REGISTER
DAVIDSON COUNTY, TN

No. 147372