FILE NO. 25336 FILE BOX "7" BOOK 7960 PAGE 237

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,698.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 1989.

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(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
MARIA T. FORMOSA et al	DEPOSIT GUARANTY MORTGAGE COMPANY	136-14-35
(NAME)	(NAME)	
529 Castlegate Drive	P. O. Box 1193	2D 62687
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37217	Jackson, Mississippi 39215-1193	
(CITY) (STATE) (PO 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, JOHN A. REIDA and wife, MARIANNE B. REIDA,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIA T. FORMOSA and JEFFREY G. JOHNSON,

both unmarried people,

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. 35 on the Plan of Castlegate, Section 1, recorded in Book 4460, Page 115, 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 John A. Reida and wife, Marianne B. Reida by deed from Robert L. Walsh and wife, Claudette H. Walsh, of record in Book 7027, page 853, 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 MORTGAGE TRUST COMPANY, of record in Book 7027, page 856, 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 DEPOSIT GUARANTY MORTGAGE COMPANY.

This is unimproved ( ) improved (X) property, known as 529 Castlegate Drive, Nashville, Tennessee 37217
(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 28th day of September, 1989

John A. Reida
JOHN A. REIDA

Marianne B. Reida
MARIANNE B. REIDA

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STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOHN A. REIDA and wife, MARIANNE B. REIDA

the bargainors, 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 28th day of September, 1989.

_____ Notary Public

Commission Expires 11-21-92

STATE OF TENNESSEE }
Davidson County }

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

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

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

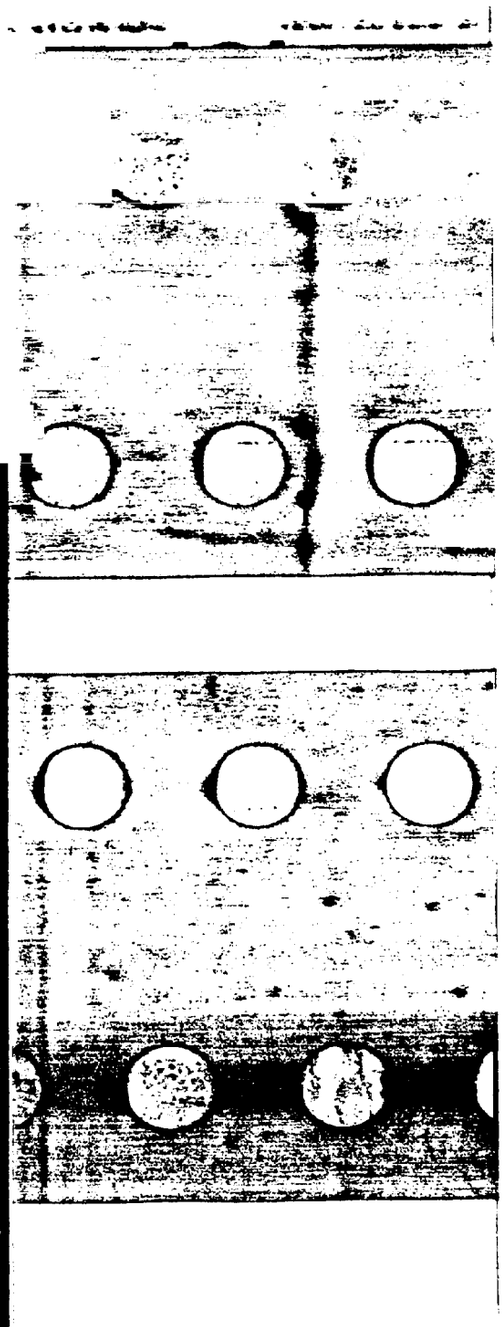
73822

IDENTIF. REFERENCE

Oct 13 9 45 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5468 10/13 0101 03CHECK 336.01



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 99698.88
CON TX 329.01
PRFEE 1.00
WDEED 6.00
TOTAL 336.01
CHECK 336.01

10/13/89 01 09:48 0001 5468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE 73822

OCT 13 9 45 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 257631