File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8530 PAGE 918

ADDRESS NEW OWNER:
Betty M. Fykes
129 Gordon Terrace
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Maryland National Mortgage Corporation
P.O. Box 17131
Baltimore, MD 21203-7131

MAP AND PARCEL:
MAP 71-4
PARCEL 7
12DZ 06275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Virgil C. Johnson Jr. and wife, Yvonne W. Johnson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Betty M. Fykes, unmarried , 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 the westerly 90 feet of Lot No. 35 on the Plan of John L. Gordon and wife Subdivision and being further described according to a mortgage loan inspection by John Kohl & Company, P.C. 400 7th Avenue, S., Nashville, Tennessee 37203, License No. 100 dated November 26, 1991, as follows:
>
> BEGINNING at a point in the northerly margin of Gordon Terrace, said point being located 1,074.95 feet east of the intersection of Gordon Terrace and Dickerson Pike; thence Northeasterly 272.00 feet, more or less to a point; thence Southeasterly 90.00 feet, more or less, to a point; thence Southwesterly 278.00 feet, more or less, to a point in the northerly margin of Gordon Terrace; thence with said road Northwesterly 90.00 feet to the point of beginning.
>
> Being the same property conveyed to Virgil C. Johnson, Jr. and wife, Yvonne W. Johnson, by deeds of record in Book 1681, Page 262, and in Book 1539, Page 93, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deeds of record.

Virgil C. Johnson and Virgil C. Johnson, Jr. is one in the same person.

This is improved property known as 129 Gordon Terrace, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Betty M. Fykes, unmarried, their heirs and assigns, forever; and we, Virgil C. Johnson Jr. and wife, Yvonne W. Johnson 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of January, 1992.

Virgil C. Johnson Jr.

Yvonne W. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7855 01/17 0101 03CHECK 197.55

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Virgil C. Johnson Jr. and wife, Yvonne W. Johnson 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 51,500.00.

AFFIANT

Subscribed and sworn to before me this 14th day of January, 1992.

NOTARY PUBLIC
My Commission Expires: 5-22-93

7.7.5.7.5

IDENTIFICATION

JAN 17 10 46 AM '92



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

CAMT 51500.00
CON TX 190.55
PRFEE 1.00
WDEED 6.00
TOTAL 197.55
CHECK 197.55

01/17/92 01 10:46 0001 7855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.5.7.5.

IDENTIFICATION REFERENCE

JAN 17 10 46 AM '92

No. 494254