This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

# WARRANTY DEED

(CORPORATE FORM)

BOOK 4324 PAGE 493

Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr.&Mrs.Chas.F.Duffey | Same as New Owner | Map 103-5 |
| (NAME) | (NAME) | |
| 5706 Stoneway Trail | | Par. 92 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | PW |

*FOR AND IN CONSIDERATION of the sum of* ($10.00)

TEN & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *Dollars,*
Cash in hand paid by Charles F. Duffey and Wife, Maxine M. Duffey, the receipt of which is hereby acknowledged, and other good and valuable consideration,

RIDGELAWN HOMES, INC.,

a Tennessee corporation, *has bargained and sold, and does hereby transfer and convey unto the said*
CHARLES F. DUFFEY AND WIFE, MAXINE M. DUFFEY,
their *(successors), heirs and assigns,*
*certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Hillwood Park, as of record in Book 3300, pages 27 and 28, Register's Office for said County.

Said Lot No. 92 fronts 187 feet on the northerly side of Stoneway Trail and extends back 210.5 feet on the easterly line and 220.4 feet on the westerly line, to a dead line on which it measures 187.1 feet.

Being part of the property conveyed to Ridgelawn Homes, Inc. by deed from C. C. Adams, Successor Trustee, of record in Book 4173, page 883, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 3312, page 104; to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 3300, pages 27 and 28; and to sewer easement 10 feet wide lying adjacent to and south of the 10 foot utility easement shown on plan and 10 foot temporary construction easement south of and adjacent to said easement, of record in Book 4298, page 782.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 9th day of April 19 69

Charles F. Duffey
Affiant

My commission expires: April 25, 1970.
(Affix Seal)

Notary Public

unimproved ( )
This is improved ( X ) property, known as Stoneway Trail, Nashville, Tennessee 37209
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
CHARLES F. DUFFEY AND WIFE, MAXINE M. DUFFEY
their *(successors),*
*heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said*
Charles F. Duffey and wife, Maxine M. Duffey,
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 9th *day of* April, *19* 69 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RIDGELAWN HOMES, INC.
By: C. C. Adams
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* L. D. Richards, *a Notary Public of the State and County aforesaid, personally appeared* C. C. Adams, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Ridgelawn Homes, Inc., *the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* President.

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* 9th *day of* April, 1969.

L. D. Richards *Notary Public*

*Commission expires* April 25, 1970.

WARRANTY DEED

FROM

RIDGELAWN HOMES, INC.

TO

CHARLES F. DUFFEY AND WIFE,

MAXINE M. DUFFEY

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

A 36760

IDENTIF. REFERENCE

APR 10 11 22 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| APR 10 69 | CONV | 37,500.00 | | | |
| APR 10 69 S'TAX | | | B* | 97.50 | |
| APR 10 69 PR'FEE | | | B* | .50 | |
| APR 10 69 | W'DEED | | B* | 3.00 | * 101.00 |

Attorneys TITLE COMPANY
STAHLMAN BUILDING