Prepared by Rick Johnson
2401 12th Ave So.

BOOK 4938 PAGE 214

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William G. Waters, Et ux	National Mortgage Company	4 D 65206
512 St Paul Drive (NAME)	4041 Knight Arnold Road (NAME)	Map 75-4
Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER)	Memphis, Tennessee 38118 (STREET ADDRESS)	Par 154
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($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, Thomas E. Duffee and Wife, Sue W. Duffee

have this day bargained and sold, and do hereby transfer and convey unto the said William G. Waters and wife, Susan L. Waters

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 431, Tulip Grove Subdivision, Section 6, as of record in Book 4460, page 19, Register's Office for said County.

Said Lot No 431 fronts 102 feet on the westerly side of St. Paul Drive and extends back 164.8 feet on the southerly line and 170 feet on the northerly line, to a broken line in the rear, measuring 105.97 feet thereon.

Being the same property conveyed to Thomas E. Duffee and wife, Sue W. Duffee by deed from Gordon Weaver, Inc, Gordon Weaver, President, of record in Book 4682, Page 238, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,750.00

Subscribed and sworn to before me, this the 30 day of July 19 75

Affiant

My commission expires: 3-9-1977 (Affix Seal)

Notary Public

This is unimproved (x) improved property, known as 512 St. Paul Drive, Hermitage, Tennessee 37076 (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 William G. Waters and wife, Susan L. Waters

their *(successors), heirs and assigns forever.* We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves; our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William G. Waters and wife, Susan L. Waters

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 30th day of July, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Thomas E. Duffee

X Sue W. Duffee

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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,

Thomas E. Duffee and wife, Sue W. Duffee

the within named 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 30 day of July, 19 75.

Peter E. Lynch, Notary Public

Commission expires March 30, 1977

NOTARY PUBLIC PETER E. LYNCH TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

AUG-4 75 CONV 43,750.00
AUG-4 75 S'TAX A* 113.62
AUG-4 75 PR'FEE A* .50
AUG-4 75 W'DEED A* 4.00 * 118.12

D 09526

IDENTIF. REFERENCE

AUG 4 2 10 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM

TO

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238