Prepared by Rick H. Johnson
95 White Bridge Rd
Suite 407 Cavalier Bldg

BOOK 4983 PAGE 374

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas J. Duffy, Et ux	Mortgage Associates, Inc.	9D24470
(NAME) 600 Bellevue Road	(NAME) P. O. Box 81386	Map 142-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Chamblee, Georgia 30341	Par 8
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100THS 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, Roy F. Johnson and wife, Regina M. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas J. Duffy and wife, Taffi R. Duffy their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Westward Winds Subdivision, as of record in Book 3700, page 32, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Roy F. Johnson by deed from Cecil Duane May and wife, Susan H. May of record in book 4226, page 296, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 3944, page 377, and the Plan of record in Book 3700, page 32, 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 $ 32,350.00

Subscribed and sworn to before me, this the 23rd day of December 19 75

Affiant

My commission expires: 7-30-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 600 Bellevue Road, Nashville, Tennessee
(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 Thomas J. Duffy and wife, Taffi R. Duffy 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* Thomas J. Duffy and wife, Taffi R. Duffy their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 23rd *day of* December, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Roy F. Johnson Jr.

X Regina M. Johnson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The un dersigned, a Notary Public in and for said County and State, Roy F. Johnson and wife, Regina M. Johnson the within named bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 23rd day of December, 1975

Commission expires 7-30-79

Rick M. Johnson
Notary Public

RICK M. JOHNSON ★ NOTARY PUBLIC ★ DAVIDSON ★ 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.....

DEC30 75 CONV 32,350.00
DEC30 75 S'TAX B* 83.98
DEC30 75 PR'FEE B* .50
DEC30 75 W'DEED B* 4.00 * 88.48

WARRANTY DEED

FROM
Roy F. Johnson and wife
Regina M. Johnson
TO
Thomas J. Duffy and wife,
Taffi R. Duffy

D 3 0 0 1 4

IDENTIF. REFERENCE

DEC 30 9 05 AM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238