BOOK 5334 PAGE 609 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

James K. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 78

Notary Public

MY COMMISSION EXPIRES: 11-6-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Plus City Properties, 2865 Lera Jones Drive, Antioch, Tenn. 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Thomas (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 133-16
4813 Citrus Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Par 101
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	5 DU 10566

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, Terry L. Duffield et ux Alice P. Duffield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Thomas

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. 46 on the plan of Kenilworth Estates, Section Three, of record in Plan Book 2900, pages 149 and 150, Register's Office for said County.

SAID Lot No. 46 fronts 74.9 feet on the westerly margin of Citrus Drive and extends back 140.0 feet on the northerly line and 139.0 feet on the southerly line to a dead line in the rear, measuring 64.0 feet thereon.

BEING the same property conveyed to Terry L. Duffield et ux Alice P. Duffield, by deed from George E. Margrave, Trustee, et ux Thelma Jean Margrave, of record in Book 5014, page 435, Register's Office, Davidson County, Tennessee.

Grantors transfer and convey unto Grantees the funds held in escrow by Engel Mortgage Company, Inc. and do hereby authorize Engel Mortgage Company, Inc. to transfer the existing insurance on the premises to Grantees.

This is unimproved ( ) improved (X) property, known as 4813 Citrus Drive, Nashville, Tennessee 37211
(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 hand s this 15th day of May, 1977

Terry L. Duffield

Alice P. Duffield

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry L. Duffield et ux Alice P. Duffield

the 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 15th day of May 1977.

Commission expires Sept 19, 1977

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Terry L. Duffield et ux

TO
Alice P. Duffield

E87170

IDENTIF. REFERENCE

SEP 6 2 25 PM '78

FELIX Z... ION II REGISTER
DAVIDSON COUNTY, TENN.

SEP-6 78	CONV	30,000.00			
SEP-6 78	S'TAX		B*	78.00	
SEP-6 78	PR'FEE		B*	.50	
SEP-6 78	W'DEED		B*	4.00	* 82.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail Phillips, Efferson, Cuff, Sayle, Bell & Hogan 200 Commerce Bldg. Nash. Tenn.