5638 - 04/19 11:[illegible] - CHECK

WARRANTY DEED

BOOK 5422 PAGE 572

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,900.00

x Betty L Dufty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 1979

William G. Traber
Notary Public

MY COMMISSION EXPIRES: 11-12-80
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TN. 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM G. DUFTY (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	MAP 86-21
6027 CORTEZ COURT (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 10726 (STREET ADDRESS)	PAR 30
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	BIRMINGHAM, ALA. #5202 (CITY) (STATE) (ZIP)	

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, WILLIAM L. HAMMERS AND WIFE, JOYCE M. HAMMERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM G. DUFTY AND WIFE, BETTY L. DUFTY

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. 94 ON THE PLAN OF DODSON HEIGHTS AS OF RECORD IN BOOK 2900, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF CORTEZ COURT, A COMMON FRONT CORNER OF LOTS 93 AND 94; THENCE WITH SAID MARGIN OF SAID CORTEZ COURT, SOUTHEASTERLY 87.77 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.0 FEET; THENCE AROUND SAID CURVE SOUTHEASTERLY 41.53 FEET TO A CONCRETE MONUMENT IN THE NORTHWESTERLY SIDE OF PANAMA DRIVE; THENCE WITH SAID DRIVE NORTHEASTERLY 101.5 FEET TO A POINT, THE COMMON FRONT CORNER OF LOTS 94 AND 95; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHWESTWARDLY 108.2 FEET TO A CONCRETE MONUMENT IN THE COMMON REAR CORNER OF LOTS 93, 94 AND 95; THENCE WITH THE LINE BETWEEN LOTS 94 AND 93, SOUTHWESTWARDLY 97.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM L. HAMMERS AND WIFE, JOYCE M. HAMMERS BY DEED FROM JAMES A. LONG AND WIFE, CAROLYN F. LONG, AS OF RECORD IN BOOK 5251, PAGE 977, REGISTER'S OFFICE FOR SAID COUNTY.

This is unimproved ( ) improved (X) property, known as 6027 CORTEZ COURT, HERMITAGE, TN. 37076
(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 16th day of APRIL, 19 79

William L. Hammers
WILLIAM L. HAMMERS

Joyce M. Hammers
JOYCE M. HAMMERS

BOOK 5422 PAGE 573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM L. HAMMERS AND WIFE, JOYCE M. HAMMERS

the bargainor S 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 12 day of APRIL, 19 79

Commission Expires 11-12-80

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
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 { his oath / their several oaths } { acknowledged } { himself / themselves } { 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 purpose 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

F. 2 4 6 4 0

IDENTIFICATION REFERENCE

APR 18 8 51 AM '79

DAVIDSON CO. TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

WARRANTY DEED

FROM
WILLIAM L. HAMMERS ET UX

TO
WILLIAM G. DUFTY ET UX

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
US LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5422 PAGE 574

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

42900.00- CO
111.54 CO TX
.50 PRFEE
4.00 WDEED
CHECK 116.04-
6638A04/18/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.2464.0

TICOR REFERENCE

APR 18 8 52 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 677960