| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Ed Groves, Realtors, Inc (NAME) | Mortgage Corporation of the South (NAME) | 102-7-128 |
| 6712 Upton Lane (STREET ADDRESS OR ROUTE NUMBER) | P O. Box 10726 (STREET ADDRESS) | 8D-8761 |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | Birmingham, Alabama 37202 (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($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, including the assumption by the grantees of a certain Deed of Trust of record in Book 5108, Page 196, to secure a note payable to Mortgage Corporation of the South in the principal amount of $31,350.00 and also of record in Book 5197, page 214, Register's Office of Davidson County, Tennessee, to secure a note payable to the Holder of the Note in the principal amount of $3,500.00.

We, Roger Duncan and wife, Carol Duncan have bargained and sold, and by these presents do transfer and convey unto the said Ed Groves, Realtors, Incorporated the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Charlotte Park, Section 26, of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwest margin of Upton Lane, common corner of Lots. 42, and 43; thence with said margin southeastwardly 70.0 feet to a monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.27 feet to a monument in the northwesterly margin of Cabot Drive; thence with the same southwesterwardly 106.34 feet to a monument; thence north 41 degrees 50'01" west 95.0 feet to a point at the rear corner of Lots 42 and 43; thence with the line between said lots northeastwardly 131.50 feet to the point of beginning.

Being the same property conveyed to Roger Duncan and wife, Carol Duncan by deed from Edwin A. Groves, and wife, Linda J. Groves, of record in Book 5197, page 212, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 6712 Upton Lane (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 23rd day of May, 19 79.

* Roger Duncan * Carol Duncan

STATE OF TENNESSEE

BOOK 5439 PAGE 841

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Duncan and wife, Carol Duncan

the 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, Tennessee, this 23rd day of May, 19 79.

My commission expires 7-30-80 Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edwin A. Groves and

with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President and respectively of the Ed Groves, Realtors, Incorporated,

the within named bargainor, a corporation, and that 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 Edwin A. Groves as such President and attesting the same by the said as such .

Witness my hand and seal, at office in Nashville, Tennessee, this day of May, 19 79.

Notary Public

Commission expires 7-30-80

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 43337.46

This is equal to or greater than the property would bring at a fair and voluntary sale.

Edwin A. Groves

Sworn to and subscribed before me this 23rd day of May, 1979.

My commission expires 7-30-80 Notary Public

| This instrument was prepared by: | |
|---|---|
| Rick M. Johnson, Attorney, Suite 1112, Parkway Towers, Nashville, Tennessee 37219 | |
| Name | Address |

F 30909

5-24-79 117.08

4768 WARRANTY DEED - CORP.

FROM

T

IDENTIF. REFERENCE

MAY 24 8 56 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**

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

BOOK 5439 PAGE 842

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 |
|---|---|---|---|---|
| | | | 43337.46- | CO |
| | | | 112.58 | CO TX |
| | | | .50 | PRFEE |
| | | | 4.00 | WDEED |
| | | | | CHECK 117.08- |
| | | | 4768A05/24/79 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30909

IDENTIF. REFERENCE

MAY 24 8 56 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685839