[redacted]

This Instrument Prepared By
DAVID B. HERBERT

BOOK 5357 PAGE 796

Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower,
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-14-119	Mr/Mrs Charles B. Cuddy	First Tennessee Bank, NA Memphis P. O. Box 474 Memphis, Tennessee 38101
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-06603	8063 Regency Drive	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated August 15, 1978, in the original principal sum of $42,000.00, payable to First Tennessee Bank N.A. Memphis, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Michael Duff and wife, Lynn J. Duff to Thomas F. Baker, IV and Ralph E. Kelly, Trustees, of record inBook 5328, page 787, Register's Office for Davidson County, Tennessee,

MICHAEL DUFF and wife, LYNN J. DUFF

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES B. CUDDY and wife, INGELBORG B. CUDDY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 8th Civil District of Davidson County, Tennessee, being Lot No. 41 as shown on the Plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 41 fronts 95.00 feet on the westerly side of Regency Drive and runs back between lines 166.75 feet on its northerly line, and 167.54 feet on its southerly line, to a line in the rear on which it measures 95.05 feet.

BEING the same property conveyed to Michael Duff and wife, Lynn J. Duff by deed from Frank G. Hayes and wife, Nancy Ellen Hayes, as of record in Book 5328, page 735, Register's Office for said County.

THIS conveyance is made subject to restrictions of record in Book 4232, page 417, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above and the 1979 taxes which have been prorated and assumed by the Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14 day of July, 1979.

Michael Duff

Lynn J. Duff

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ JEFFERSON

BOOK 5467 PAGE 797

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Michael Duff the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 14 day of July, 19 79.

Fred J. Clarke
Notary Public

My commission expires: 3/13/83

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named LYNN J. DUFF the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, Kentucky, this, the 14th day of July, 19 79.

Fred J. Clarke
Notary Public

My commission expires: 3/13/83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$57,900.00

Charles B. Cuddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July 19 79

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL)

Mary Ann Dilley
Notary Public

WARRANTY DEED

FROM
MICHAEL DUFF ET UX.

TO
CHARLES B. CUDDY ET UX.

F. 40989

IDENTIF. REFERENCE

JUL 19 2 11 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

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

BOOK 5467 PAGE 798

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
			57900.00-	CO
			150.54	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	157.04-
7591	A07/19/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40989

IDENTIF. REFERENCE

JUL 19 2 11 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698289