This instrument was prepared by M. Gordon Smith, Jr., Attorney at Law, 3015 Cleghorn Avenue, Nashville, TN 37215

WARRANTY DEED

BOOK 5471 PAGE 913

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitchel C. Dukatt etux Debra C.	Fidelity Federal Savings & Loan	Map 133-12
(NAME)	(NAME)	
3929 Atkins Drive	401 Union St.	Parcel 197
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Nashville, TN 37219	5 DU-08406
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the said Grantees hereinafter named, and other good and valuable consideration the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness payable to Fidelity Federal Savings & Loan Association; and secured by a deed of trust executed by Gary R. Hopper, unmarried and Janet McMahan, unmarried, of record in Book 5381, page 32, said Register's Office for Davidson County, Tennessee; which said unpaid balance the said Grantees hereby agree to assume and promise to pay;

Charles McMahan, Attorney in fact for Gary R. Hopper and Janet McMahan, both unmarried, under recorded power of attorney of record in Book 5427, page 508, Register's Office for Davidson County,

have this day bargained and sold, and do hereby transfer and convey unto the said Mitchel C. Dukatt and wife, Debra C. Dukatt, herein called the Grantees, their

~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Greenwood Hills, Section 2, of record in Book 4955, page 31, Register's Office for said County.

Said Lot No. 39 fronts 65.0 feet on the northerly margin of Atkins Drive and runs back 217.0 feet on its westerly line and 223.0 feet on its easterly line, to a line in the rear measuring 65.28 feet thereon.

Being the same property conveyed to Gary R. Hopper, unmarried and Janet McMahan, unmarried by deed from Jack Williams d/b/a Jack Williams Construction Company of record in Book 5381, page 30, Register's Office for Davidson County, TN, and rerecorded in Book 5409, page 530, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 5071, page 50; setback lines, easements and other such limitations as shown on the Plan of record in Book 4955, page 31, said Register's Office.

The undersigned Charles McMahan and the said Charles McMahon referred to in the recorded power of attorney are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Subscribed and sworn to before me, this the 25th day of July, 1979

Affiant: Mitchel C. Dukatt

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public: M. Gordon Smith, Jr.

( ) unimproved (X) improved, This is property, known as 3929 Atkins Drive, Nashville, TN 37211 (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 Grantees, 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.* except as stated above and for 1979 taxes which has been pro-rated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* July, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gary R. Hopper
GARY R. HOPPER

Janet McMahon
JANET MCMAHAN

Charles B. McMahon
BY: CHARLES MCMAHAN, ATTORNEY IN FACT FOR GARY R. HOPPER AND JANET MCMAHAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

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..... Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Charles McMahan, to me known to be the person who executed the foregoing instrument in behalf of Gary R. Hopper and Janet McMahan and who acknowledged that he executed same as the fee act and deed of the said Gary R. Hopper and Janet McMahan.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of July, 1979.

Commission expires 10026, 1979

M Gonc Jsn + R Jr
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

F-42433

50 07/26 130.00- CHECK

IDENTIF. REFERENCE

JUL 26 2 38 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Gary R. Hopper and Janet McMahan, both unmarried,

TO
Mitchel C. Dukatt etux, Debra C. Dukatt

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____

BOOK 5471 PAGE 915

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
			47500.00- CO	
			123.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.00-	
9450A07/26/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 2 4 3 3

IDENTIF. REFERENCE

JUL 26 2 38 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 700098