WARRANTY DEED

BOOK 5479 PAGE 286

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF Aug. 19 79

Notary Public

MY COMMISSION EXPIRES: 11-12-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY J. SKEEN (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, ALABAMA 35202 (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 G. DUFTY AND WIFE, BETTY L. DUFTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY J. SKEEN

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, SOUTH EASTERLY 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.

BEGINNING THE SAME PROPERTY CONVEYED TO WILLIAM G. DUFTY AND WIFE, BETTY L. DUFTY BY DEED FROM WILLIAM L. HAMMERS AND WIFE, JOYCE M. HAMMERS, AS OF RECORD IN BOOK 5422, PAGE 572, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5422, PAGE 575, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 6027 CORTEZ COURT, HERMITAGE, TENNESSEE 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 7TH day of AUGUST, 19 79

William G. Dufty
WILLIAM G. DUFTY

Betty L. Dufty
BETTY L. DUFTY

BOOK 5479 PAGE 287

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 G. DUFTY AND WIFE, BETTY L. DUFTY

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 7 day of AUGUST, 19 79

Commission Expires 11-12-80

Notary Public.

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 45088

IDENTIF. REFERENCE

AUG 9 10 33 AM '79

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

MAIL TO:

William G. Trabar
P. O. Box 140255
Nashville, Tenn. 37214

WARRANTY DEED

FROM
WILLIAM G. DUFTY ET UX

TO
MARY J. SKEEN

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____

FOR _____

BOOK 5479 PAGE 288

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
			45500.00- CO	
			118.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	124.80-
2733	A08/09/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 450888

IDENTIF. REFERENCE

AUG 9 10 33 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703280