8594 03/18 105.30- CHECK

BOOK 5580 PAGE 174

Form No. WD-1

This Instrument Prepared By:
GREGORY & GREGORY
ATTORNEYS-AT-LAW
1161 Murfreesboro Road
Suite 358, Executive South
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

38,000.00 Catherine A Dunphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 19 80

Patsi B. Gregory
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Catherine A. Dunphy (NAME) | Engel Mortgage Company, Inc. (NAME) | 43-6-303 |
| 214 Becklea Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 847 (STREET ADDRESS) | |
| Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP) | Birmingham, AL 35201 (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. Robertson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine A. Dunphy, unmarried

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:

BEING Lot No. 208 on the Plan of Madison Park, Section 6, as of record in Book 4300, page 117, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

SAID Lot fronts 62 feet on the northerly side of Becklea Drive and extends back 163.2 feet on the easterly line and 180 feet on the westerly line to a dead line and measures 64.72 feet.

BEING the same property conveyed to William G. Robertson et ux Jane G. Robertson by deed from John Riadon Homes, Inc., a Tennessee Corporation of record in Book 4658, page 966, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

Unimproved ( )
This is improved (XX) property, known as 214 Becklea Drive (House Number) (Street) Madison, Tennessee 37115 (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 my hand this 13TH day of MARCH, 19 80

William G. Robertson
William G. Robertson, Unmarried

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Robertson, unmarried

the bargainor, 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 13TH day of MARCH 19 80

Commission expires 1-18-82

Notary Public

STATE OF TENNESSEE
Davidson 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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes 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

WARRANTY DEED

FROM
William G. Robertson

TO
Catherine A. Dunphy

IDENTIFICATION REFERENCE

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

F. 8 1 1 5 5

MAR 18 3 41 PM '80

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

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5580 PAGE 176

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 38000.00- | CO |
| | | | 98.80 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 105.30- |
| 8594A03/18/80 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

DEPUTY REGISTER

MAR 18 3 41 PM '80

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

IDENTIF. REFERENCE

F.81155

No. 747689