8249 12/05 89.4[illegible] - [illegible] CLK

BOOK 5686 PAGE 543

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$31,949.93 George A. Temple
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF December JR. 1989

W. K. [illegible]
Notary Public

MY COMMISSION EXPIRES: 4/17/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Temple (NAME)	Security Pacific Financial Corporation (NAME)	Map 72-10
1017 Dozier Place (STREET ADDRESS OR ROUTE NUMBER)	2460 West 26th Avenue (STREET ADDRESS)	Par 2
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80201 (CITY) (STATE) (ZIP)	15DA-04760

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, I, MARY SUE DUNCAN, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George A. Temple and wife, Sharon K. Temple

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. 18 on the Plan of Dozier Place as of record in Book 974, Page 51, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the northerly side of Dozier Place and runs back between lines 124 feet on the westerly line and 126.1 feet on the easterly line to a line at the rear measuring 50.1 feet thereon.

Being the same property conveyed to the within named Grantor by deed of record in Book 5429, Page 24, RODCTN.

This conveyance is subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $27,350.00, payable to the Security Pacific Mortgage Corporation according to the terms and conditions stated in said Note. Said Note is secured by a Deed of Trust of record in Book 5429, Page 27, RODCTN.

This conveyance is subject to all easements and restrictions of record.

This is unimproved ( ) improved (X) property, known as 1017 Dozier Place, Nashville, Tennessee 37216
(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 my hand this 28th day of November, 1989

MARY SUE DUNCAN

STATE OF TENNESSEE ~~Davidson~~ CALIFORNIA
ORANGE County

BOOK 5686 PAGE 544

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY SUE DUNCAN

the bargainor, 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 Santa Ana, California, ~~Tennessee~~, this 28th day of November 19 80

Commission expires June 1, 1981

Notary Public

OFFICIAL SEAL
MARY JANE KAY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires June 1, 1981

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 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 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
MARY SUE DUNCAN

TO
GEORGE A. TEMPLE et ux

G 2 0 3 5 7

IDENTIF. REFERENCE

DEC 5 8 50 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

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

RECEIVED OF _____ BOOK 5686 PAGE 545

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
			31949.93- CO	
			82.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	89.44-
8249A	12/05/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 0 3 5 7

IDENTIF. REFERENCE

DEC 5 8 50 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 795583