# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON } BOOK 5699 PAGE 101

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,676.47

Jerry R. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Jan, 1981.

William G. Traber
Notary Public

MY COMMISSION EXPIRES: 10.21.84

(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 |
|---|---|---|
| JERRY KNIGHT (NAME) | REALTY MORTGAGE, INC. (NAME) | 95-14 |
| 2137 JADE DRIVE (STREET ADDRESS OR ROUTE NUMBER) | 2200 CENTURY PARKWAY (STREET ADDRESS) | 90 |
| NASHVILLE, TN. 37210 (CITY) (STATE) (P. O. ZIP) | ATLANTA, GA. 30345 (CITY) (STATE) (ZIP) | 3DZ-35655 |

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, GREG W. DUFF AND WIFE, MARY M. DUFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY KNIGHT, SINGLE PERSON

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. 43 ON THE PLAN OF ELMHILL ACRES, SECTION 1, AS OF RECORD IN BOOK 2331, PAGES 67 AND 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GREG W. DUFF AND WIFE, MARY M. DUFF BY DEED FROM MARSHALL A. RUSSELL AND WIFE, GEORGIA RUSSELL, AS OF RECORD IN BOOK 5671, PAGE 776, SAID REGISTER'S OFFICE.

THE GRANTEE HEREIN ASSUMES AND PROMISES TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5343, PAGE 751, ASSIGNED IN BOOK 5401, PAGE 181, 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 2137 JADE DRIVE, NASHVILLE, TENNESSEE 37210
(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 8th day of JANUARY, 19 81

Greg W. Duff
GREG W. DUFF

Mary M. Duff
MARY M. DUFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5699 PAGE 102

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GREG W. DUFF AND WIFE, MARY M. DUFF

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, TN., this 8TH day of JANUARY, 19 81

Commission Expires 10-21-84

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

426 01/12 120.12- TN TN

624915

IDENTIF. REFERENCE

JAN 12 9 37 AM '81

FELIX [illegible] DAVIDSON COUNTY, TENN.

MAIL TO: William G. Thomas
P.O. Box 140835
Nashville, Tenn. 37214

WARRANTY DEED

FROM
GREG W. DUFF ET UX

TO
JERRY KNIGHT

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 ~~BOOK~~ 5699 ~~PAGE~~ 103

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 |
|---|---|---|---|---|
| | | | 43676.47- CO | |
| | | | 113.62 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDECD | |
| | | | CHECK 120.12- | |
| 4263A01/12/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

624915

IDENTIFICATION REFERENCE

JAN 12 9 37 AM '81

FELIX Z. WILSON
DAVIDSON COUNTY

No. 801375