File

FROM: Kathleen McDermott, et al
TO: Tommy J. Ducklo

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Tommy J. Ducklo
2908 Belmont Boulevard
Nashville, Tennessee

Send Tax Bills to:
Same

Map-Parcel No.
24W 00630
117-8
115

BOOK 5937 PAGE 268

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Tommy J. Ducklo
Affiant

Subscribed and sworn to before me, this the 21st day of January, 1983.

Carol L. Rogers
Notary Public

My Comm. Expires: 7/21/85

WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Forty Thousand and no/100 Dollars ($40,000.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kathleen McDermott, Patricia M. Schwind, F. A. Schwind, Inez H. McDermott and Pauline M. McDermott, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Tommy J. Ducklo, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 3 on the Map of the Resubdivision of certain lots in Victoria Place, of record in Book 421, page 4, Register's Office for said County.
>
> Said Lot No. 3 fronts 55 feet 4-3/4 inches on the easterly side of Belmont Boulevard and runs back between lines, 160 feet more or less to an alley in the rear on which it measures 54 feet.
>
> Being the same property conveyed to Agnes McDermott by deed from John T. Shelton, James E. Shelton, Hugh A. Shelton and Bernard D. Shelton, heirs-at-law of Annie Morgan Shelton, of record in Book 4151, page 554, Register's Office for Davidson County, Tennessee, and devised to Kathleen McDermott, Patricia M. Schwind, F. A. Schwind, Inez H. McDermott and Pauline M. McDermott by the will of Agnes McDermott, which is of record in Will Book 137, page 753, in the Probate Court Clerk's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and we do covenant with the said GRANTEE 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 17th day of December, 1982.

Kathleen McDermott

Kathleen McDermott

Patricia M. Schwind

Patricia M. Schwind

F. A. Schwind

F. A. Schwind

Inez H. McDermott

Inez H. McDermott

Pauline M. McDermott

Pauline M. McDermott

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen McDermott, 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 seal, at office in Atlanta, Ga., this the 31st day of Dec, 1982.

Mary Rose Washington
NOTARY PUBLIC

My Commission Expires: Notary Public, Georgia, State at Large My Commission Expires Apr. 11, 1983

STATE OF TEXAS)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia M. Schwind and F. A. Schwind, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Fort Worth, Texas, this the 17th day of December, 1982.

Marsha C. Johnson
NOTARY PUBLIC

My Commission Expires: June 22 1984

STATE OF TEXAS)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Inez H. McDermott, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

~~Texas~~ Witness my hand and seal, at office in Fort Worth, ~~Tennessee~~, this the 17th day of December, 1982.

Barbara A. Steele
NOTARY PUBLIC

My Commission Expires: June 22 1984

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Sue B. Harding, a Notary Public in and for said County and State, the within named Pauline M. McDermott, 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 seal, at office in Nashville, Tennessee, this the 21 day of January, 1983.

Sue B. Harding
NOTARY PUBLIC

My Commission Expires: 4/22/84

H27783

IDENTIF. REFERENCE

JAN 25 10 11 AM '83

FELIX Z. GIBSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 5997 PAGE 231

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
			[illegible] CO	
			104.00 CO TX	
			.50 PRFEE	
			3.00 ADEED	
			CHECK	113.50-
3236A01/25/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H27783

IDENTIF. REFERENCE

JAN 25 10 11 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 925539