This Instrument Prepared By:
Douglas A. Brace
Ortale, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 6014 PAGE 8

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
61-16-162	Mr/Mrs Amos Chance	First Family Mortgage Corp. 2900 Ogden Lisle, IL. 60537
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 678500
15DZ-31295	1346 Cardinal Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein, to pay the principal balance now due, plus future interest, on a certain note dated July 7, 1981, in the original principal sum of $40,241.42, payable to Danny H. Wright and Marcia Wright, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by James S. Mafaffey and Belinda Luckett to David E. Mead, Trustee, as of record in Book 5767, page 592,

JAMES S. MAHAFFEY and wife, BELINDA LUCKETT MAHAFFEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AMOS A. CHANCE and wife, AMANDA J. CHANCE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Tract No. 11, Block C of Greenland Estates Subdivision a plat of which is of record in Book 974, page 13, Register's Office for said County.

Said Tract No. 11 fronts 50 feet on the southwesterly side of Cardinal Avenue (formerly Martha Avenue) and extends back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to James S. Mahaffey and Belinda Luckett, joint tenants with right of survivorship, by deed from Donnie Wilson and wife, Beverly J. Wilson, as of record in Book 5767, page 589, the said James S. Mahaffey and Belinda Luckett now being husband and wife.

This instrument prepared by Douglas A. Brace, Attorney at Law, 23rd Floor, L & C Tower, Nashville, TN. 37219 upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above which is assumed by Grantees; and Deed of Trust of record in Book 5478, page 42, which mortgage is not being assumed but title is taken expressly subject to said deed of trust.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of March, 1983.

James S. Mahaffey

Belinda Luckett Mahaffey

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James S. Mahaffey and wife, Belinda Luckett Mahaffey the bargainor(s), 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 Nashville, Tennessee, this, the 1st day of March, 1983.

My commission expires: 8 4/20/86

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $42,410.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF March, 1983

MY COMMISSION EXPIRES: 4-22-86 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES S. MAHAFFEY AND WIFE

TO

AMOS A. CHANCE AND WIFE

H 3 3 6 4 1

IDENTIF. REFERENCE

MAR 2 12 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

03/02 11 74 CHECK

OFFICIAL RECEIPT

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

BOOK 6014 PAGE 10

RECEIVED OF _____

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
			42410.24- CO	
			110.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 116.74-	
0325A03/02/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 6 4 1-

IDENTIF. REFERENCE

MAR 2 12 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932381