B0425

BOOK 6028 PAGE 392

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 1983

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl R. Lyons and Cynthia S. (NAME)	Percy Galbreath & Son, Inc. (NAME)	22-162-3
4913 Cimarron Way (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar Towers, Suite 100 (STREET ADDRESS)	
Antioch, TN (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38119 (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, Jerry B. McDuffee and wife, Ida Christine McDuffee and Beverly Prince McDuffee Bounds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl R. Lyons and wife, Cynthia S. Lyons

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. 149 on the plan of Apache Hills, Section III, as of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of metes and bounds.

BEING the same property conveyed to Jerry B. McDuffee and wife, Beverly P. McDuffee by deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Book 4579, Page 580, said Register's Office.

The said Jerry B. McDuffee and Beverly P. McDuffee are presently divorced by divorce decree recorded in Book 5968, Page 856 said Register's Office. The said Beverly P. McDuffee being remarried with her name now Beverly P. McDuffee Bounds. Ida Christine McDuffee, present wife of Jerry B. McDuffee, joins in this conveyance for the express purpose of conveying any interest she might have in said property, especially her marital interest.

Beverly Prince McDuffee Bounds states herein that this property is not the primary residence of her family since her remarriage.

This is unimproved ( ) improved (X) property, known as 4913 Cimarron Way, (House Number) (Street) Antioch, Tennessee (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 hands this 24th day of March, 1983

Beverly Prince McDuffee Bounds

Jerry B. McDuffee

Ida Christine McDuffee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Jerry B. McDuffee and wife, Ida Christine McDuffee

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, Tennessee, this 24th day of March 1983

Commission expires 4/20/86

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 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

Jerry B. McDuffee and wife,

Ida Christine McDuffee

TO

Earl R. Lyons and wife,

Cynthia S. Lyons

H 3 8 7 5 7

IDENTIF. REFERENCE

MAR 29 2 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PREPARED BY:
Michael I. Mossman, Attorney
430 3rd Ave. N., Suite 200
Nashville, TN 37201 244-1568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 1983, before me personally appeared Larry N. Prince with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument on behalf of Beverly Prince McDuffee Bounds, under Power of Attorney recorded in Book _____, page _____, said Register's Office, as the free act and deed of the said Beverly Prince McDuffee Bounds by signing the name of Beverly Prince McDuffee Bounds by Larry N. Prince under Power of Attorney.

Witness my hand and official seal.

My Commission Expires: 1/19/86

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49000.00- CO	
			127.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	133.90-
6494	A	03/29/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 8 7 5 7

IDENTIF. REFERENCE

MAR 29 2 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 938347