This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

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BOOK 6083 PAGE 314

CHECK - 132.34

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David A. Duford et ux	Chemical Mortgage Co	Map 148-8
(NAME) 800 Xavier Court	(NAME) 101 East Town Street	Parcel 142
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Columbus, OH 43215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- Dollars,

cash in hand paid by David A. Duford and wife, Denise M. Duford and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said David A. Duford and wife, Denise M. Duford have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $33,900.00, secured by deed of trust of record in Book 5275, page 794, Register's Office for Davidson County, Tennessee,

We, Timothy B. Cope and Kathy J. Cope

have this day bargained and sold, and do hereby transfer and convey unto the said David A. Duford and wife, Denise M. Duford the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Oakwood Terrace, Section 2, as of record in Book 4460, pages 118 and 119 Register's Office for Davidson County, Tennessee.

Subject lot fronts on the southerly side of Xavier Court 56.59 feet to a curve measuring 35.13 feet to a point, and 94.5 feet on the easterly side of Xavier Drive and 172.31 on the southerly side of lot, thence 16.31 feet to a point, thence 197.0 feet easterly side of lot to the point of beginning.

The above described property was conveyed to Timothy B. Cope and wife, Kathy J. Cope by deed from Marvin T. Way, as of record in Book 5275, page 792, Register's Office for said County, the said Timothy B. Cope and Kathy J. Cope having since divorced a Final Decree of Divorce being of record in Rule No. 82D-2767, Fourth Circuit Court for Davidson County, Tennessee.

H 5 6 5 5 2

IDENTIF. REFERENCE

JUN 28 10 11 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,400.00

Subscribed and sworn to before me, this the 24th day of June, 19 83

Affiant

My commission expires: 4/18/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 800 Xavier Court, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1983 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 24th day of June, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Timothy B. Cope

Timothy B. Cope

Kathy J. Cope

Kathy J. Cope

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Timothy B. Cope and Kathy J. Cope

the within named 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, *this* 24th *day of* June, *19* 83

Commission expires 4/8/84 Mary Ensey *Notary Public*

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
1ST AMERICAN CENTER
NASHVILLE, TENN.

WARRANTY DEED

FROM
Timothy B. Cope et al

TO
David A. Duford et ux

Page 2543

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6083 PAGE 316

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

CO. - 48,400.00
CO. TX - 135.84
PR. - .50
REC. - 6.00
CHECK - 137.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 56552

IDENTIF. REFERENCE

JUN 28 10 11 AM '02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 959178