114821-2

8413

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Jan 20, 1985

(AFFIX SEAL)

This Instrument Was Prepared By
DINKINS, LACKEY & CHERNAU
213 Third Avenue North
Nashville, Tennessee 37201

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FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Barbour Duncan (NAME)	Fidelity Federal Savings & Loan (NAME)	118
1016 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	9 -79
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	16DA-06375

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, Doug Varnado and wife Linda Varnado

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Barbour Duncan, unmarried

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 the 16th Civil District of Davidson County, Tennessee, being Lot No. 46 on the Plan of Leonte Subdivision, described according to a survey by W. E. Southgate, March 1938, updated by John Kohl, licensed Surveyor, dated May 14, 1976, more described towit:

SAid Lot No. 46 fronts 100 feet on the northerly margin of Draughon Avenue and extends back between parallel lines, the westerly line measuring 189.6 feet and the easterly line measuring 187.6 feet to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Doug Varnado and wife Linda Varnado by deed from Clyde E. Easter and wife Ethel S. Easter of record in Book 5361, page 765, Register's Office for Davidson County, Tennessee.

This is {unimproved ( )} {improved (x)} property, known as 1016 Draughon Avenue (House Number) (Street) Nashville (P. O. Address) (City or Town) 37204 (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 1st day of July, 1983

X Doug Varnado X Linda Varnado

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Sandra A McEldowney a Notary Public in and for said County and State, the within named Doug Varnado and wife Linda Varnado

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 official seal at Nashville, Tennessee, this 1st day of July, 1983

Commission expires Jan 20, 1985

Sandra A. McEldowney
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
Doug Varnado and wife Linda

Varnado

TO
Mary Barbour Duncan

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3717 $7201.175.50- CHECK

H57706

IDENTIF. REFERENCE

JUL 1 2 51 PM '83

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6087 PAGE 373

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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	175.50-
8717A07/01/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.7 7.0 6

IDENTIF. T. REFERENCE

JUL 1 2 51 PH '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 960538