WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

BOOK 6090 PAGE 136

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICKY L. JAMES, et ux	THIRD NATIONAL MORTGAGE COMPANY	162-09A
(NAME) 5510	(NAME)	
Unit #73, Country Dr.	P. O. Box 2628	73
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211	Nashville, Tennessee 37219	5DU 55949
(CITY) (STATE) (P. O. ZIP)	(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, PAUL H. DUGGAN and wife, SHARON L. DUGGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY L. JAMES and wife, VIVIENNE A. JAMES

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:

Being Townhouse No 73 on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Paul H. Duggan and wife, Sharon L. Duggan by deed from Garry A. Vogelpohl and wife, Ruth A. Vogelpohl, of record in Book ____, page ____, Register's Office for Davidson County, Tennessee.

H58632

IDENTIF. REFERENCE

JUL 7 9 30 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as Unit #73, 5510 Country Drive, Nashville, Tn. 3721
(House Number) (Street) (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 hand s this 24th day of June, 1983

Paul H. Duggan by Sharon Duggan Attorney-in-Fact — Sharon L. Duggan

PAUL H. DUGGAN — SHARON L. DUGGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6090 PAGE 137

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon L. Duggan

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 official seal at Goodlettsville, Tennessee this 24th day of June, 1983

Jane L. Duggan
Notary Public.

Commission Expires October 19, 1986

STATE OF
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 purpose 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Sharon L. Duggan, to me known to be the person who executed the foregoing document on behalf of Paul H. Duggan and who acknowledged that she executed the same as the free act and deed of the said Paul H. Duggan.

Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of June, 1983.

NOTARY PUBLIC

My Commission Expires: October 19, 1986.

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6030 PAGE 138

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48000.00- CO	
			124.80 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	131.30-
9797A07/07/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 8 6 3 2

IDENTIF. REFERENCE

JUL 7 9 30 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961591