557R 08/02 187 88- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,800.00

Kevin W. Duffy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 1983.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin W. Duffy (NAME)	Third National Mortgage Company (NAME)	Map 128-14
8053 Esterbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 63
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	#09D-6516

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, DAVID E. DEBS and wife, BARBARA DEBS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN W. DUFFY and wife, JEANNE K. DUFFY,

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. 79 on the Plan of Harpeth Park, Section Two, of record in Book 3700, Page 58, Register's Office for said County.

SAID Lot No. 79 fronts 93.0 feet on the southerly margin of Esterbrook Drive, and extends back 229.53 feet on the easterly line, and 135.0 feet on the westerly line, to a dead line in the rear measuring 123.7 feet thereon.

BEING the same property conveyed to David E. Debs, unmarried, by Deed from Budord M. Morgan and wife, El Dora G. Morgan, of record in Book 5570, Page 33, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3990, Page 68, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor herein to Third National Mortgage Company in the original principal amount of $63,500.00, of record in Book 5570, Page 36, Register's Office for Davidson County, Tennessee.

Barbara Debs, wife of the above named David E. Debs, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (XX) property, known as 8053 Esterbrook Drive, Nashville, Tennessee 37221
(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 hands this 2nd day of August, 1983

David E. Debs

Barbara Debs

David E. Debs

Barbara Debs

STATE OF TENNESSEE
Davidson County

BOOK 6107 PAGE 623

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID E. DEBS and wife, BARBARA DEBS,

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 2nd day of August, 1983

Commission expires 4/22/84

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
DAVID E. DEBS, et ux,

TO
KEVIN W. DUFFY, et ux

H 6 4 3 7.

IDENTIF. REFERENCE

Aug 2 1 23 PM '83

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6107 PAGE 624

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
			69800.00-	CO
			181.48	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	187.98-
			6578A08/02/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H64370

IDENTIF. REFERENCE

AUG 2 1 23 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 968185