#2698

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6120 PAGE 427

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Vincent P. Duffy, Jr. (NAME)	Citicorp Homeowner's Mortgage Corp. (NAME)	144-14
6141 Chickering Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 24550 (STREET ADDRESS)	18
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	FH-4105

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, HOWARD MCNEESE and wife NANCYE MCNEESE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VINCENT P. DUFFY, JR. and wife JEANNE F. DUFFY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 46 on the Plan of Chickering Valley as of record in Plat Book 2331, pages 121-123, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Howard McNeese and wife, Nancye McNeese by deed from Merrill Lynch Relocation Management, Inc., of record in Book 5817, page 462, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 2542, page 25; and (3) All matters appearing on the Plan of record in Plat Book 2331, page 121, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated June 2, 1980, in the original principal sum of $105,500.00, payable to Mercantile Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5609, page 559, said Register's Office.

H 6 8 6 2 2

IDENTIF. REFERENCE

AUG 22 12 27 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 6141 Chickering Court Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of August, 19 83

Howard McNeese
HOWARD MCNEESE

Nancye McNeese By Howard McNeese
NANCYE MCNEESE
Attorney-in-fact for the said Nancye McNeese by Power of Attorney, recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOWARD MCNEESE

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 83.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 19th day of August, 1983, before me personally appeared Howard McNeese, to me known to be the person who executed the foregoing instrument in behalf of Nancye McNeese, and acknowledged that he executed the same as the free act and deed of the said Nancye McNeese.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of August, 1983.

Notary Public

My commission expires: 1-20-85

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 19 83.

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HOWARD MCNEESE and wife,

NANCYE MCNEESE

TO

VINCENT P. DUFFY, JR., and

wife, JEANNE F. DUFFY

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6120 PAGE 429

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

1568A08/22/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 8 6 2 2

IDENTIF. REFERENCE

AUG 22 12 27 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 973038