FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

6243

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6124 PAGE 893

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

$43,500.41

Christopher R. Humphreys
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 1983

Notary Public

MY COMMISSION EXPIRES: July 24, 1985

NOTARY PUBLIC AT LARGE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Christopher R. Humphreys (NAME) | Lumberman's Investment Corporation (NAME) | Map 74-12 |
| 5009 Bonnavista Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 40 (STREET ADDRESS) | Parcel 161 |
| Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP) | Austin, TX 78767 (CITY) (STATE) (ZIP) | 4D-33506 |

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, Buddy P. Duke and wife, Debbie L. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher R. Humphreys and wife, Diane L. Humphreys

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. 499 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for said County, described as follows:

Said Lot No. 499 fronts 85 feet on the southerly side of Bonnavista Drive and runs back 150 feet on the easterly line and 154.38 feet on the westerly line and 74 feet across the rear lot line.

BEING the same property conveyed to Buddy P. Duke and wife, Georgia M. Duke by deed from Commerce Union Bank, of record in Book 5143, page 491, Register's Office for Davidson County, Tennessee. The said Georgia M. Duke having since died.

Debbie L. Duke, Wife of the Grantor, joins in this conveyance for the purpose of relinquishing any and all interest she may have in the above described property by reason of marital status.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain deed of trust filed of record in Book 5143, page 493, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

This conveyance is subject to restrictive covenants filed of record in Book 3222, page 154, said Register's Office, and all building lines and easement of record.

This is unimproved ( ) improved (X) property, known as 5009 Bonnavista Drive (House Number) (Street) Hermitage, TN 37076 (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 25th day of August, 19 83

BUDDY P. DUKE: Buddy P. Duke

DEBBIE L. DUKE: Debbie L. Duke

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 Buddy P. Duke and wife, Debbie L. Duke

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 25th day of August, 1983.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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

BUDDY P. DUKE

TO

CHRISTOPHER R. HUMPHREYS AND WIFE,

DIANE L. HUMPHREYS

H 7.00 5.0

IDENTIF. REFERENCE

AUG 29 2 31 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

3251 08/29-119.60- CHECK

# OFFICIAL RECEIPT

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

RECEIVED OF _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

43500.41- CO
113.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 119.60-
3251A08/29/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.0 0 5.0

IDENTIF. REFERENCE

AUG 29 2 31 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 974673