B0430

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $45,833.21

Subscribed and sworn to before me, this the 27th day of August 19 84

Affiant

My commission expires: Jan. 19 1986
(Affix Seal)

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| PATRICK J. DUGGAN | FIDELITY FEDERAL SAVINGS & LOAN |
| 112 Bird song Circle | P. O. Box 2588 |
| STREET ADDRESS | STREET ADDRESS |
| Nashville TN 37211 | Nashville, TN 37219-9988 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP NO. 162-9-A | PARCEL NO. 34.00 CO |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, EDWARD L. CAPPS and wife, SHERIE A. CAPPS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO PATRICK J. DUGGAN and BETTY L. DUGGAN

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

A certain condominium apartment in Davidson County, Tennessee, being described as follows, to-wit:

Townhouse No. 34, Building No. 5 in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward L. Capps and wife, Sherie A. Capps, by deed from Andrea K. McNair, now Wolfe and husband, Buster Wolfe, Jr., of record in Book 5932, page 977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1984 and subsequent years, Covenants, conditions and restrictions as contained in the Master Deed for Hickory Valley Condominiums, Phase 2, as recorded in Book 4659, page 32, and Terms and provisions as contained in the Master Deed clarified of record in Book 4937, page 429, said Register;s Office for Davidson County, and Deed of Trust executed by the Grantors in favor of Fidelity Federal Savings & Loan Association, of record in Book 5932, page 980, Register's Office which the Grantees herein agree to assume and pay.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 5510 Country Drive, Unit #34, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 27th day of August 19 84

Edward L Capps
Edward L. Capps

Sherie A. Capps
Sherie A. Capps

08/29 135.00 - CHECK

3571

State of Tennessee
County of Davidson

BOOK 6369 PAGE 370

On this 27th day of August, 19 84, before me personally appeared EDWARD L. CAPPS and wife, SHERIE A. CAPPS to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 19, 1986

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

# WARRANTY DEED

I 4 6 1 0 2

IDENTIFICATION REFERENCE

Aug 29 11 47 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.

Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6369 PAGE 371

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

45833.21- CAMT.
119.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 125.58-
5971A08/29/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 1 0 2

IDENTIF. REFERENCE

AUG 29 11 48 AM '64

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0064635