FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 1984

Notary Public

MY COMMISSION EXPIRES: 10/4/86

(AFFIX SEAL)

BOOK 6426 PAGE 430

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD F. QUIGLEY et ux (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	142-10 33
146 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	9D 23071
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (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, PEGGY CLODFELTER and husband, KEITH L. CLODFELTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD F. QUIGLEY and wife, VALERIE G. QUIGLEY,

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. 1 on the Plan of Harpeth Estates, Section One, of record in Book 3842, page 186, Register's Office for said County.

SAID Lot No. 1 fronts 133.27 feet on the westerly margin of Bellevue Road and extends back 179.91 feet on the northerly line and 222.82 feet on the southerly line to a dead line in the rear, measuring 21.45 feet thereon.

BEING the same property conveyed to Peggy Clodfelter and husband, Keith Clodfelter by Quitclaim Deed from Peggy Sue Givens Clodfelter of recordin Book 6035, page 523, and by deed from Ray Givens of record in Book 6035, page 521, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to GUARANTY MTG. CO. of record in Book 4307 page 658, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan is now with MORTGAGE CORPORATION OF THE SOUTH.

This is unimproved ( ) improved (XX) property, known as 751 Bellevue Road, 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 hand s this 9th day of NOVEMBER, 19 84

Peggy Clodfelter
PEGGY CLODFELTER

Keith L. Clodfelter
KEITH L. CLODFELTER

7376

STATE OF TENNESSEE
Davidson County

BOOK 6426 PAGE 431

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named PEGGY CLODFELTER and husband, KEITH L. CLODFELTER,

the bargainor(s), 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 9th day of NOVEMBER, 1984.

Commission expires 10/15/86

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

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

IDENTIFICATION REFERENCE

1:6.3.7.1.6.

NOV 15 10 44 AM '84
FELIX Z. ALSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6426 PAGE 432

CO -CONVEYANCE
MD -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
7376A11/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:6:3:7:1:6:

IDENTIF. REFERENCE

NOV 15 10 44 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0085405