LOAN #114390-8

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
MARGARET E. DUNCAN (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	72-12-288
1912 UPLAND DRIVE (STREET ADDRESS OR ROUTE NUMBER)	FOURTH & UNION (STREET ADDRESS)	15DZ 60915
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6431 PAGE 8

For and in consideration of the sum of TEN & 00/100---------- ($10.00)---------- DOLLARS

cash in hand paid by the Grantee; MARGARET E. DUNCAN, and other good and valuable considerations, receipt of which is hereby acknowledged, including the agreement to assume the existing remaining balance due and owing to Fidelity Federal Savings & Loan Association, secured by a Deed of Trust of record in Book 5656, page 617, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions;

WE, DENNIS K. ALLEN and wife, GRACE K. ALLEN have bargained and sold, and by these presents do transfer and convey unto the said MARGARET E. DUNCAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 143, on the Plan of Section II, Burchwood Gardens as of record in Book 2900, page 66, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Dennis K. Allen and wife, Grace K. Allen by deed from Charles P. Melton and wife, Josephine G. Melton, of record in Book 5438, page 409, REgister's Office of Davidson County, Tennessee.

I 6 5 0 3 1

IDENTIF. REFERENCE

Nov 21 10 16 AM '84

FELIX A. MILBURN II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1912 UPLAND DRIVE (House Number) (Street)
NASHVILLE, TN 37216
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 19th day of November, 19 84.

Grace K. Allen
GRACE K. ALLEN

Dennis K. Allen
DENNIS K. ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6431 PAGE 9

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS K. ALLEN and wife, GRACE K. ALLEN

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 Madison, Tennessee, this 19th day of November, 19 84.

My commission expires 2/5/85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , 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 and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Margaret E. Duncan
MARGARET E. DUNCAN

Sworn to and subscribed before me this 19th day of November, 19 84.

My commission expires 2/5/85 Notary Public

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

3950 11/21 143.00- CHECK

WARRANTY DEED

FROM DENNIS K. ALLEN, ETUX

TO GRACE K. ALLEN

MARGARET E. DUNCAN

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4790

OFFICIAL RECEIPT

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

RECEIVED OF

BOOK 6431 PAGE 10

FOR

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC MISCELLANEOUS
COTX STATE TAX CONVEY
MOTX STATE TAX MORT
PREFE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

52500.00- CAMT.
136.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 143.00-
8950A11/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 0 3 1

T IDENTIF. REFERENCE

Nov 21 10 16 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0086937