FORM NO. WD-1

15065

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF February, 1985.

Notary Public

MY COMMISSION EXPIRES: 4-15-87

(AFFIX SEAL)

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 |
|---|---|---|
| PAUL A. DUANE, JR. (NAME) | Norwest Mortgage, Inc. (NAME) | MAP 147-4 |
| 3674 Richbriar Circle (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 780 (STREET ADDRESS) | PAR 125 |
| Nashville, Tn 37211 (CITY) (STATE) (P. O. ZIP) | Waterloo, Iowa 50704 (CITY) (STATE) (ZIP) | 5DU-16844 |

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, FAITH M. CORNWALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL A. DUANE, JR. and wife, BEVERLY A. DUANE

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 the southerly part of Lot No. 297 on the Plan of Hillbrook Estates, Section 5, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the northerly terminus of Richbriar Circle at the common front corner of Lots Nos. 297 and 296; thence with the line between said lots northwestwardly 111.6 feet more or less to the south line of part iof said lot conveyed to Metropolitan Government of Nashville, by instrument of record in Book 4099, page 429,said Register's Office; thence with south line north 62 deg. 32 min. E 140.8 feet more or less to a point;thence North 68 deg. 15 min. E 38.9 feet, more or less to the line between Lots Nos. 297 and 298 in said plan; thence with said dividing line southwestwardly 184.6 feet more or less to a point in the northerly margin of the terminus of Richbriar Circle at the beginning of a curve to the left having a radius of 50 feet; thence with the curve of said terminus, northwestwardly 41.29 feet to the point of beginning.

BEING the same property conveyed to Faith M. Cornwall, by deed of record in Book 4430, page 605, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 3674 Richbriar Circle, Nashville, Tn 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

X

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 my hand this 8th day of February, 19 85

Faith M. Cornwall

FAITH M. CORNWALL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FAITH M. CORNWALL

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February 19 87

Commission expires 4-15-87

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
FAITH M. CORNWALL

TO
PAUL A. DUANE, JR.
BEVERLY A. DUANE

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

10285

IDENTIF. REFERENCE

FEB 13 10 33 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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

59500.00- CAMT.
164.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 161.20-
0808A02/13/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

1.8.2.8.0.5.

IDENTIF. REFERENCE

FEB 13 10 33 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 108211