This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6561 PAGE 484

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,464.00

Stephen B. Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
STEPHEN B. ROWE (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	61-4
4913 Log Cabin Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	49
Nashville, Tn. 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	15DZ 27610

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, JOSEPH ALLEN DUFF, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN B. ROWE, unmarried,

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:

Being Lot No. 21 on the Map of Marina C. McGaughey's Second Subdivision of a part of Tract No. 4 in A. J. McGaughey's 2nd Haysboro Subdivision, described as follows:

Beginning at a point in the west margin of Log Cabin Road, formerly Fergusson Avenue, as widened by instrument of record in Book 1973, page 339, and in the line between Lots 21 & 22; thence with the line between said lots, westerly 195.4 feet to a point; thence southerly 100.05 feet to a corner of Lot No. 20; thence with the line between Lots 20 & 21, easterly 201.4 feet to the west margin of Log Cabin Road, as widened; thence with the margin of said Road, northerly 100 feet to the beginning.

Being the same property conveyed to Joseph Allen Duff partly by deed from Howard Wayne Duff, et al, of record in Book 5868, page 494, and partly as devisee in will of Felix Grady Duff.

Grantee assumes the obligation to pay the remaining balance of a note to Third National Mortgage Company secured by a Deed of Trust of record in Book 5317, page 795, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4913 Log Cabin Road, Nashville, Tennessee 37216
(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 my hand this 15th day of May, 19 85

Joseph Allen Duff
JOSEPH ALLEN DUFF

BOOK 6561 PAGE 485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Allen Duff

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of May, 19 85.

Commission Expires October 19, 1986

Notary Public.

STATE OF _____

_____ 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 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 official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____

Notary Public

J 0 6 3 4 0

T IDENTIF. REFERENCE

MAY 21 8 31 AM '85

FILED & RECORDED BY REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6561 PAGE 486

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
			37464.01- CAMT.	
			97.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	104.00-
9897	05/21/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 3 4 0

IDENTIF. REFERENCE

MAY 21 8 31 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136528