BOOK 6590 PAGE 870

Field Bk. 4D-65206,
Map & Parcel No. 75-4-154

SEND TAX STATEMENT TO:
National Mtg. Company
4041 Knight Arnold Rd.
Memphis, Tennessee 38118

This Instrument Prepared By:
Gayle T. Moyer
City Hall Mall
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, a part of the consideration being the assumption by Grantee of that certain promissory note payable to National Mortgage Company, as more fully described in a deed of trust securing payment of said note of record in Book 4682, page 240, Register's Office of Davidson County, Tennessee, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price, we, WILLIAM G. WATERS and SUSAN L. HATCH (formerly Susan L. Waters), have bargained and sold and by these presents do transfer and convey unto LINDA A. DURBIN, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 431, Tulip Grove Subdivision, Section 6, as of record in Book 4460, page 19, Register's Office for said County.

Said Lot No. 431 fronts 102 feet on the westerly side of St. Paul Drive and extends back 164.8 feet on the southerly line and 170 feet on the northerly line, to a broken line in the rear, measuring 105.97 feet thereon.

Being the same property conveyed to William G. Waters and wife, Susan L. Waters by deed from Thomas E. Duffee and wife, Sue W. Duffee, of record in Book 4938, page 214, Register's Office of Davidson County, Tennessee. Grantors hold title as tenants in common by virtue of the divorce decree entered in the Fourth Circuit Court for Davidson County, Tennessee, No. 83D-2026.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1985 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantee's assuming responsibility for payment of same.

2. Deed of trust executed by Thomas E. Duffee and wife, Sue W. Duffee to Union Planters National Bank of Memphis, Trustee, in favor of National Mortgage Company, dated February 14, 1973 and recorded February 21, 1973 at 9:15 a.m. in Book 4682, page 240, Register's Office of Davidson County, Tennessee, to secure a note in the original principal sum of $31,500.00, payable as therein specified, together with any terms, conditions, limitations or restrictions recited therein. This obligation is being assumed by the Grantee herein.

3. All those matters shown on the plan of Tulip Grove Subdivison, Section 6, of record in Book 4460, page 19, including an owner's certificate, a 40-foot minimum building setback line from St. Paul Drive, a 10-foot easement for public utility and drainage purposes along the rear line and a 5-foot drainage easement along the northerly and southerly lines of said lot, a 2.5 x 25 ft. utility anchor easement located on the southeast corner of said lot.

4. Restrictive covenants contained in instrument of record in Book 4511, page 994; Register's Office of Davidson County, Tennessee.

5. All existing highway, roadway and utility easements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

Diana D. Waters, wife of William G. Waters, and Robert N. Hatch, husband of Susan L. Hatch, do both join in the execution of this instrument to convey whatever right, title and

interest they may have in the subject property by virtue of their marriage to the respective Grantors.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 24th day of June, 1985.

William G. Waters
William G. Water

Diana D. Waters
Diana D. Waters

Susan L. Hatch (Formerly Susan L. Waters)
Susan L. Hatch
(Formerly Susan L. Waters)

Robert N. Hatch
Robert N. Hatch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Gayle I. Moyle, a Notary Public in and for said County and State, the within named WILLIAM G. WATERS and wife, DIANA D. WATERS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 24th day of June, 1985.

Gayle I. Moyle
Notary Public

My Commission Expires:

5-20-87

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Gayle I. Moyle, a Notary Public in and for said County and State, the within named SUSAN L. HATCH (Formerly Susan L. Waters) and husband, ROBERT N. HATCH, the bargainors, with whom I am personally

acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 24th day of June, 1985.

Notary Public

My Commission Expires:

5-20-87

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $70,000.00.

Affiant

Sworn to and subscribed before me on this the 24th day of June, 1985.

Notary Public

My Commission Expires:

5-20-87

Address of new owners:

Linda A. Durbin
512 St. Paul Drive
Hermitage, Tennessee 37076

J 1.5.8 3.0

IDENTIF. REFERENCE

JUN 25 11 37 AM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

RECD

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -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.CO- CAMT.
182.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 194.50-
1695A06/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1:5:8 3:0

IDENTIF. REFERENCE

JUN 25 11 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148048