16429

BOOK 6610 PAGE 373

FORM NO. WB-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$58,900.00 Anita Faulk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(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
EDWARD J. DUNCAN (NAME)	Capitol Mortgage Corporation (NAME)	MAP 50-1-
3344 Chesapeake Circle (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	PAR 87
Nahville, Tn 37207 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	12D 36175

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, AMERICO FINANCIAL SERVICES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD J. DUNCAN

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. 47A Zone Lot Division of Lots 44-48, Chesapeake Homes-Section 3, as of record in Book 6250, Page 326 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal survey.

BEING the same property conveyed to Americo Financial Services, Inc. by quitclaim deed being recorded simultantously herewith.

Tracy Baise and Sarah Baise are one and the same person.

J 2: 1: 9 7. 3'

IDENTIF. REFERENCE

JUL 19 10 33 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3344 Chesapeake Circle, Nahville, Tn 37207

This is unimproved ( ) improved (X) property, known as
(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 their hand s this 10th day of July, 19 85

Americo Financial Services, Inc., By: Sarah Baise, Sec.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, ~~the undersigned~~ _____, a Notary Public within and for the State and County aforesaid, personally appeared Tracy Baise and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Secretary and _____ respectively of the ~~AMERICO FINANCIAL SERVICES, INC.~~ the within named bargainor, a corporation, and that (he / they) as such Secretary 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 Tracy Baise as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at ~~Nashville, Tennessee~~ on this the ~~18th~~ 19th day of July, 19 85.

My commission expires 4-19-87 _____
Notary Public

WARRANTY DEED

FROM

AMERICO FINANCIAL SERVICES, INC.

TO

EDWARD J. DUNCAN

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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
			58900.00- CAMT 153.14 CSTAX .50 PRFEE 6.00 WDEED CHECK 159.64- 9269A07/19/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 9 7 3

IDENTIF. REFERENCE

JUL 19 10 33 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155427