#4018

WARRANTY DEED

File Box 38

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 6571 PAGE 945

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES ANTHONY PRITCHETT (NAME)	National Mortgage Company (NAME)	Map 44-15
1008 Clarke Street (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 339
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	FB #4D-44020

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, CHARLES N. DUKES and wife, BRENDA V. DUKES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ANTHONY PRITCHETT and wife, DONNA DEVORE PRITCHETT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 81, Section "B" on the Plan of Village of Old Hickory, as of record in Plat Book 1424, page 67, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles N. Dukes and wife, Brenda V. Dukes by deed from Alfred F. Murphy and Paulette C. Murphy of record in Book 6025, page 745, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantor(s); (2) Restrictions of record in Book 1785, page 83; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 67, said Register's Office.

4 1 2 9 6

IDENTIFICATION REFERENCE

OCT 3 8 26 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1008 Clarke Street, Old Hickory, Tennessee 37138

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 successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of September, 1985.

Charles N. Dukes
CHARLES N. DUKES

Brenda V. Dukes
BRENDA V. DUKES

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6571 PAGE 946

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES N. DUKES and wife, BRENDA V. DUKES

the bargainor s, they, 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 and official seal at Madison, Tennessee, this 25th day of September, 19 85.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Donna DeVore Pritchett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 1985

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Notary Public

2813 WARRANTY DEED

FROM

CHARLES N. DUKES and wife,
BRENDA V. DUKES

TO

JAMES ANTHONY PRITCHETT and
wife, DONNA DEVORE PRITCHETT

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6671 PAGE 947

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

49500.00- CAPIT.
128.70 CSTAX
.50 PRFEE
6.00 WDED
CHECK 135.20-
2813A10/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41296

IDENTIFICATION REFERENCE

Oct 3 8 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178375