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ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Franklin D. Duffy & wife Tonie K. Duffy 384 Annex Avenue Nashville, Tennessee 37209	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	102-3 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lewis Gene Hedgepath, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Franklin D. Duffy and wife Tonie K. Duffy, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1202 on the Plan of Charlotte Park, Section 21, of record in Book 3700, Page 10 and 11, Register's Office for said County.

Said Lot fronts 77 feet on the northerly side of Annex Avenue and extends back 151.5 feet on the easterly line, 150 feet on the westerly line to a dead line and measures 69.34 feet thereon.

Being the same property conveyed to Helene P. Hedgepath, unmarried, by deed from Thurman L. Speck and wife, Virgie M. Speck, of record in Book 4801 , Page 703, Register's Office of Davidson County, Tennessee.

The said Helene P. Hedgepath, having sinced died and by her Will of record in Will Book 150, Page 449, devised the property to her only heir at Law, her son Lewis Gene Hedgepat .

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 384 Annex Avenue, Nashville, Tennessee 37209

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 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.

Whenever 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 our hands this 22 day of November, 1985.

Lewis Gene Hedgepath
Lewis Gene Hedgepath

OFFICIAL RECEIPT

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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 Lewis Gene Hedgepath, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of November 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $56,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF November 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

56215

IDENTIFICATION REFERENCE

Nov 26 1 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

560[illegible].10- CANT.
145.60 CSTAX
.50 PRFEE
6.00 WDCTR
CHECK 152.10-
0525A11/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5621 5

IDENTIFICATION REFERENCE

Nov 26 1 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195647