# 4398 ~~File Box 38~~

Box 10

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

File 10

BOOK 6740 PAGE 435

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| KAREN B. DUFFY (NAME) | THIRD NATIONAL MORTGAGE CO. (NAME) | Map 104-12 |
| 2006 - 19th Avenue South (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2628 (STREET ADDRESS) | Parcel 98 |
| Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | F.B. #24W-02155 |

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, JUDITH H. PURYEAR, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN B. DUFFY

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 the southerly half of Lot No. 35 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of said Lot No. 35 fronts 50 feet on the easterly side of 19th Avenue South and runs back between parallel lines 157.9 feet on the south line and 157.45 feet, more or less on the north line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Charles R. Puryear, III and wife, Judith H. Puryear by deed from Third National Bank in Nashville, Conservator for Lillian Smiley of record in Book 5711, page 607, said Register's Office. The said Charles R. Puryear, III having conveyed his interest to Judith Puryear by quitclaim deed of record in Book 6468, page 478, said Register's Office. The said Judith Puryear being one and the same as Judith H. Puryear.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 332, page 117, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated March 10, 1983, in the original principal sum of $56,950.00, payable to Third National Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6022, page 602 said Register's Office.

This is improved (XX) unimproved ( ) property, known as 2006 - 19th Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, 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 13th day of December, 19 85

Judith H. Puryear

JUDITH H. PURYEAR

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 6740 PAGE 436

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDITH H. PURYEAR

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of December, 1985.

My commission expires 1/10/89 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 _____

6249

IDENTIFICATION REFERENCE

DEC 19 9 01 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,200.00

Karen B. Duffy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 19 85

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

12/19 246.22 - CHECK

WARRANTY DEED

FROM JUDITH H. PURYEAR

TO KAREN B. DUFFY

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 6740 PAGE 437

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

9220[illegible].00- CANT.
239.70 CSTAX
.50 PREC
6.00 WDED
CHECK 246.20-
811GA12/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62499

IDENTIFICATION REFERENCE

Dec 19 9 01 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203050