Bk 30 BOOK 6769 PAGE 428

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 69300.00

Subscribed and sworn to before me, this the 21 day of January 19 86

My commission expires: 3-8-89 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	
SOUTHEAST TITLE of Tennessee, Inc.	
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jerry Duff	Amsouth Mortgage Company, Inc.
305 Shoppe Court (STREET ADDRESS)	P. O. Box 847 (STREET ADDRESS)
Antioch, Tennessee 37013 (CITY STATE ZIP)	Birmingham, Alabama 35201 (CITY STATE ZIP)
MAP & PARCEL NO [redacted]-0087	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Regina A. Lynch, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jerry Duff and Linda Rebecca McElhaney

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 150 on the Plan of Towne Village of The Country, Section II, of record in Plat Book 5200 at page 176 and 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Regina A. Lynch, unmarried by deed recorded in Book 6605 at page 329 Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Engel Mortgage Company, Inc. which the Grantee(s) herein agree to assume and pay.

7.1337

IDENTIFICATION REFERENCE

JAN 24 10 38 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 305 Shoppe Court, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of January, 19 86

Regina A. Lynch

[redacted]

State of Tennessee
County of Davidson

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On this 21 day of January, 19 86, before me personally appeared Regina A. Lynch, unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

3-8-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6769 PAGE 428

FOR _____

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
			69300.00- CONT.	
			186.18 CSTAX	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	186.68-
			6083A01/24/96 3AL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 3 3 7.

IDENTIFICATION REFERENCE

JAN 24 10 56 AM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213570