BOOK 7293 PAGE 630. FORM NO. WD-1

File # 21712
Loan # 3176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$77,400.00 X Ron D. Clardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June, 19 87

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Box 7

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
RON D. CLARDY	Atlantic Coast Mortgage Company	MAP 149-2-A
(NAME) 1005 Regent's Park Circle	(NAME) 3975 University Drive	PAR 20 CO.
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Fairfax, Virginia 22030	2D-74472
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, DAN DUER ET UX JANIE E. DUER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RON D. CLARDY and PENNY SUE STURGEON, both unmarried, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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. 20 on the Plan of Piccadilly Square, Phase I as of record in Book 5200, Page 720, 721 & 722, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dan Duer by deed from Wellington Enterprises as of record in Book 6790, Page 498, Register's Office for Davidson County, Tennessee.

44654

IDENTIFICATION REFERENCE

Jul 10 11 40 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

X 1005 Regent's Park Circle, Antioch, TN 37013

This is improved ( ) unimproved ( ) 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 his hand this 30th day of June, 19 87

DAN DUER
Dan Duer

JANIE E. DUER
Janie E. Duer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN DUER ET UX JANIE C. DUER

the bargainors, 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 Nashville, Tennessee, this 30th day of June, 1987.

Notary Public

Commission Expires 3-11-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
DAN DUER

TO
RON D. CLARDY
PENNY SUE STURGEON

Saturn & Mazer, Attorneys
Row 1
Box 7

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7233 PAGE 632

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

7/10/87 CASH
216.72 STATE
.50 PRFEE
6.00 MISC
CHECK 223.22
860640 7/10/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.6.5.4.

IDENTIFICATION REFERENCE

JUL 10 11 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102805