Bck 8 4

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Jerry Duff 5421 San Marcos Drive Nashville, TN 37220	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030	MAP 160-8 PARCEL 67 6DU-39535

WARRANTY DEED

BOOK 7336 PAGE 499

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mildred Jane Wright, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jerry Duff and wife, Linda Rebecca McElahney Duff

hereinafter called the Grantee, Grantee's 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. 40 on the plan of Hillview Estates, Section I, of record in Book 3600, page 89, Register's Office for said County.

SAID Lot No. 40 fronts 140.0 feet on the westerly margin of San Marcos Drive and extends back 261.99 feet on the northerly line and 289.63 feet on the southerly line to a dead line in the rear, measuring 104.5 feet thereon.

Being the same property conveyed to Dorbet L. Wright and wife, Mildred Jane Wright by deed from Robert M. Cole and wife, Audrey M. Cole of record in Book 4725, page 988, said Register's Office. Dorbet L. Wright has since died, leaving Mildred Jane Wright as sole owner.

The property herein conveyed is subject to restrictive covenants of record in Book 3836, page 719, said Register's Office, and to the matters set forth in the above referenced plan of record.

59635 IDENTIFICATION REFERENCE AUG 27 9 44 AM '87 DAVIDSON COUNTY, TN

This is ~~not~~ improved property, known as 5421 San Marcos Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee. Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of August, 1987.

Mildred Jane Wright

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of August, 1987, before me personally appeared Mildred Jane Wright, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: Feb. 1, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00.

Jerry Duff
Affiant

Subscribed and sworn to before me, this the 24th day of August, 1987.

My Commission Expires: Nov. 1, 1987

Notary Public

WARRANTY DEED

from

Mildred Jane Wright, Unmarried

to

Jerry Duff and wife, Linda Halperin
McElhaney Duff

PERRY WILKINS, JR.
and
CHARITY WILKINS IVEY
Attorneys at Law
[illegible]
P. O. Box [illegible]
Nashville, Tennessee 37215 0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7336 PAGE 501

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			120000.00-	CONT.
			336.00	CSTAX
			.50	PRFEE
			6.00	MDEED
			CHECK	342.50-
6100A08/27/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59635

IDENTIFICATION REFERENCE

AUG 27 9 44 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 03917