Bk 57
MA

BOOK 8338 PAGE 730

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Thomas J. & Suzanne Duffy	Citicorp Mortgage, Inc.	86-14B
2741 Fleet Drive	P.O. Box 66922	88
Hermitage, Tennessee	St. Louis, MO 63166-6922	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for a further consideration the Grantee, by an Assumption Agreement of even date herewith, has assumed and agrees to pay the unpaid principal balance of an indebtedness evidenced by a note in the original principal amount of $86,309.00, secured by a Deed of Trust of record in Book 7976, page 120, Register's Office for Davidson County, Tennessee, **TOMMY C. REDDING, JR.,** an unmarried person, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS J. DUFFY and wife, SUZANNE DUFFY,** hereinafter collectively called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Final Plat of Fleetwood Subdivision, Phase Two, being a planned unit development, of record in Plat Book 6900, page 738, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Tommy C. Redding, Jr. by Warranty Deed from Ken Lokey Homes, Inc. of record in Book 7976, page 117, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for (1) taxes for the year 1991 which Grantee assumes and agrees to pay; (2) matters shown on the plan of record in Book 6900, page 738, Register's Office for Davidson County, Tennessee; (3) declaration of covenants, conditions and restrictions of record in Book 7170, page 987, as amended in Book 7628, page 6, said Register's Office; (4) Bylaws of Homeowner's Association of record in Book 7171, page 4, said Register's Office; (5) Storm Water Detention Agreement of record in Book 7107, page 408, said Register's Office; and (6) the Deed of Trust referred to above, to all of which this conveyance is expressly made subject.

AND GRANTOR further covenants and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of April, 1991.

TOMMY C. REDDING, JR.

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 **TOMMY C. REDDING, JR.**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 26th day of April, 1991.

NOTARY PUBLIC

My commission expires: 11-2-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3331 04/26 0101 03CHECK 322.15

The actual consideration or value, whichever is greater, for this transfer is $95,510.00.

AFFIANT

Sworn to and subscribed before me this 26th day of April, 1991.

NOTARY PUBLIC

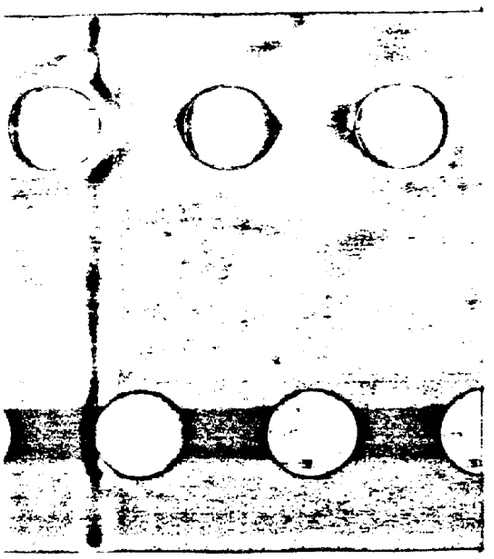
My commission expires: 11-2-92

This instrument was prepared by:
John N. Popham
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

IDENTIF. REFERENCE 09808

APR 26 1 29 PM '91
FELIX Z. [illegible]
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8338 PAGE 732

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

CAMT	95510.00
CON TX	315.15
PRFEE	1.00
WDEED	6.00
TOTAL	322.15
CHECK	322.15

04/26/91 01 13:30 0001 8531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09808.

IDENTIF. REFERENCE

APR 26 1 29 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 416531