Box 23

BOOK 8479 PAGE 369

File No: 8486-4

Address New Owner:	Send Tax Bills To:	Map/Parcel
Ronald B. Webb. Sr., etux	Same	Map 81-7
3216 DOVERSIDE DRIVE		Par 420
NASHVILLE, TN 37207		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, A O. DUTY a single person hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto RONALD B. WEBB SR and wife ANNA MARIE WEBB, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in the County of Davidson State of Tennessee, described as follows, to-wit:

Land in Davidson County Tennessee being Lot No 19 on the plan of Cephas Woodard Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property as of record in Book 161 page 174 of the Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said Lot No 19 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

BEING THE SAME property conveyed to A O Duty and wife, Roxie B. Duty, by deed from R. E. Wyatt and wife, Mattie Wells Wyatt of record in Book 784 Page 222 said Register's Office, The said Roxie B. Duty has since died, leaving A. O. Duty as surviving tenant by the entirety A O Duty and wife Roxie B. Duty, were continuously married from July 18, 1927 (date of deed) to the date of death of Roxie B Duty.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 161 Page 174, said Register's Office; any easements; and to all applicable local government planning building and zoning regulations This property and improvements are sold in "AS IS" condition.

THIS IS improved property known as 1910 Cephas Avenue Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said RONALD B. WEBB SR and wife ANNA MARIE WEBB their heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate in fee simple that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 my hand on this 4th day of November 1991.

A. O. DUTY, a single person

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $9,800.00.

AFFIANT

Sworn to and subscribed before me this 4th day of November 1991

NOTARY PUBLIC

My commission expires: 5/22/93

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 A. O. Duty, a single person the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 4th day of November, 1991.

NOTARY PUBLIC

My commission expires: My Commission Expires Sept. 26, 1992

This instrument was prepared by:
DAVID COLEMAN
Attorney at Law
9000 E. Church St. B-102
Brentwood TN 37027

6574 11/05 0101 03CHECK 43.26

5.9.6.9 2

IDENTIFICATION REFERENCE

Nov 5 10 30 AM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT 9800.00
CON TX 36.26
PRFEE 1.00
WDEED 6.00
TOTAL 43.26
CHECK 43.26

11/05/91 01 10:32 0001 6574

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 6 9 2

IDENTIFICATION REFERENCE

NOV 5 10 30 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 473720