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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,910.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 1992

Notary Public

MY COMMISSION EXPIRES: 3/15/95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

South East Builders Group
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Philip M. Duffie (NAME)	Standard Federal Servicing (NAME)	149-11-0-A
1413 Rice Hill Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9481 (STREET ADDRESS)	58.00 Co
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Gaithersburg, Maryland 20898 (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, Charles P. Davis and wife, Marcella L. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip M. Duffie and wife, Robyn D. Duffie

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. 58 on the Plan of Rice Hill, Phase 3, a Planned Unit Development, of record in Book 6900, Page 292, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles P. Davis and wife Marcella L. Davis, by deed from Kenneth S. Victory and wife Gail C. Victory of record in Book 7791, page 31, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Statesman Mortgage Co. (now Standard Federal Savings Bank), of record in Book 7791, Page 38, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

35090

IDENTIF. REFERENCE

AUG 7 2 17 PM '92

FELIX DAVIDSON COUNTY TN.

PICK-UP

875B 08/07 0101 03CHECK 312.03

This is improved (X) unimproved ( ) property, known as 1413 Rice Hill Circle Antioch, TN 37013
(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 our hands this 17th day of July, 1992

Charles P. Davis

Marcella L. Davis

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 Charles P. Davis and wife, Marcella L. Davis

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of July 19 92

Commission expires 5/15/94

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Charles P. Davis and wife

Marcella L. Davis

TO
Phillip M. Duffie and wife,

Robyn D. Duffie

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	81910.38
CON TX	303.03
PRFEE	1.00
WDEED	8.00
TOTAL	312.03
CHECK	312.03

08/07/92 01 14:19 0001 8758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 0 9 0

IDENTIF. REFERENCE

AUG 7 2 18 PM '92

DAVIDSON COUNTY TN.

No. 558564