Box 20

BOOK 8733 PAGE 917

This Instrument Was Prepared By:
KIRK C. WAITE
P. O. BOX 1966
BRENTWOOD, TENNESSEE 37024-1966

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

+ Dan Duer
Affiant

Subscribed and sworn to before me, this 16 day of September, 1992.

Notary Public

My Commission Expires: 5-26-96

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Dan Duer 2722 Ennis Rd. Nashville, TN	Same	119-11, 94 _6DA33806

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, William F. Betts, the devisee of Martha E. Head by Last Will and Testament of record in will Book 172, Page 699, Probate Clerk's Office of Davidson County, Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dan Duer, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot #81 of the plan of Mashburn Height, as of record in Book 1835, page 1, Register's Office of said county. Said Lot #81 fronts 138.3 feet on the easterly side of Ennis Road and runs back 158.1 feet on the northerly line 159.7 feet on the southerly line to a dead line measuring 164.3 feet thereon.
>
> Being the same property conveyed to Homer Carmack Jones and wife, Martha Beddinger Jones, by Warranty Deed from Bertha Haithcote, of record in Book 3221, Page 473, said Register's Office. The said Homer Carmack Jones

47303

IDENTIFICATION REFERENCE

SEP 21 9 55 AM '92

DAVIDSON COUNTY, TN

9371 09/21 0101 03CHECK 157.00

predeceased Martha Beddinger Jones. Martha Beddinger Jones is one and the same person as Martha E. Head.

This conveyance is made subject to a 20 foot easement for public utility purposes along the northerly and rear lines of premiss, 30 feet building set back line from Ennis Road and conditions of owner's certificate as shown on plan of record in Book 1835, page 1 said Register's Office and is restricted covenant contained in instrument of record in Book 1850, page 439 said Register's Office, to a restricted covenant contained in an instrument of record in Book 1785, page 133 said Register's Office.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor covenants with 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; Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Rilla Thompson Betts, wife of William F. Betts, joins in this conveyance for the purpose of conveying any and all rights she may have in and to said property.

WITNESS my hand this 16 day of September, 1992.

William F. Betts
WILLIAM F. BETTS

Rilla Thompson Betts
RILLA THOMPSON BETTS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named William F. Betts and wife, Rilla Thompson Betts, the bargainor(s) 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 16 day of September, 1992.

Richard Johnson
NOTARY PUBLIC

My Commission Expires: 5-26-96

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8733 PAGE 919

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

09/21/92 01 09:57 0001 8371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47.3.03

IDENTIFICATION REFERENCE

SEP 21 9 56 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 572002