MLP

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

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ADDRESS NEW OWNER:
David J. Duren and Laurie P. Duren
5011 Idaho Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 103-03
GROUP
PARCEL 110

WARRANTY DEED

3773 03/18 0101 03CHECK 390.10

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jordon-Birdwell Properties, a partnership composed of Clayton Jordon and Howard Birdwell hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David J. Duren and wife, Laurie P. Duren, 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. 1 on the Plan of Fifty First Avenue North Subdivision, of record in Book 8250, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Jordon-Birdwell Properties, a partnership composed of Clayton Jordon and Howard Birdwell, by Quitclaim Deed from Howard Birdwell and wife, Carolyn Birdwell, of record in Book 8706, page 104, Register's Office for Davidson County, Tennessee.

This is improved property known as 5011 Idaho Avenue, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes a lien but not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 8250, page 145, Register's Office for Davidson County, Tennessee.
3. Any interest of the Metropolitan Government of Nashville and Davidson County, Tennessee in and to the westerly ten feet of said land, for Fifty First Avenue North.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David J. Duren and wife, Laurie P. Duren, their heirs and assigns, forever; and we, Jordon-Birdwell Properties, a partnership composed of Clayton Jordon and Howard Birdwell 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

include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of March, 1993.

Jordon-Birdwell Properties
By:

Howard Birdwell, a Partner

Clayton Jordon, a Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clayton Jordon and Howard Birdwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the partners of Jordon-Birdwell Properties the within named bargainor, a partnership that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of March, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 103,000.00.

Lindsay Chance
AFFIANT

Subscribed and sworn to before me
this 16th day of March, 1993.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96

01461

REFERENCE

93

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
103000.00
CON TX 381.10
PRFEE 1.00
WDEED 8.00
TOTAL 390.10
CHECK 390.10

03/18/93 01 16:24 0001 3773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01461

REAL ESTATE REFERENCE

MAR 18 4 25 PM '93

DAVIDSON COUNTY, TN

No. 031280