41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
10th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: 1/31/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Duncan	Community Mortgage Corporation	12DZ 14845
(NAME)	(NAME)	
606 Joyce Lane	6389 Quail Hollow	61-2-57.02
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Memphis, Tennessee 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Brett Evan Dauer and wife, Renee Allen Dauer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Duncan and wife, Elizabeth J. Duncan

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. 4 on the unrecorded Map of Sweeney Clark Realty Company's Subdivision of part of Lot No. 4 on the Map of the William Bradford Land as of record in Book 547, page 91, Register's Office of Davidson County, and a part of reserved strip lying west of Lot No. 273 on the Plan of Gra Mar Acres, Section VIII, as of record in Book 2331, page 110, and described according to an unrecorded copy of a survey thereof made by Barge, Waggoner & Sumner, Inc., Eng., dated January 10, 1963, as follows:

Beginning at a point in the southerly margin of Joyce Lane, 220 feet west from the northwest corner of Lot No. 273 on the Plan of Gra Mar Acres, Section VIII, as of record in Book 2331, page 110, said Register's Office, said point being the corner of Lots 4 and 5; thence with the line between said lots, south 22 degrees 27 minutes east 212.1 feet to a point, thence south 54 degrees 40 minutes west 108.1 feet to a corner of Lot No. 3; thence with the line between Lots 3 and 4, north 26 degrees 02 minutes west 230.4 feet to the southerly margin of Joyce Lnae; thence with the margin of the same, easterly 120 feet to the point of beginning.

Being the same property conveyed to Brett Evan Dauer and wife, Renee Allen Dauer, by deed form Paul M. Martin and wife, Becky L. Martin, of record in Book 7847, page 106, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 606 Joyce Lane, Nashville, Tennessee 37216
(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 hand s this 10th day of December 19 93

Brett Evan Dauer

Renee Allen Dauer

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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 Brett Evan Dauer and wife, Renee Allen Dauer

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of December, 19 93.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

6754 12/21 0101 03CHECK 356.00

99238

IDENTIFICATION/REFERENCE

93 DEC 21 PM 2:03

REGISTER

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

RECEIVED OF _____

FOR _____

BOOK 9194 PAGE 612

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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80
CHECK 356.80

12/21/93 01 14:04 0001 6754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99238
IDENTIFICATION REFERENCE

93 DEC 21 PM 2:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.736723