#33

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert L. Duplichan, Jr. (NAME) | National Mortgage Company (NAME) | MAP 91-020 |
| 6102 Louisiana Avenue (ADDRESS) | 4041 Knight Arnold Road (ADDRESS) | PARCEL 141 |
| Nashville, Tennessee 37209 (CITY) (STATE) (ZIP) | Memphis, Tennessee 37118 (CITY) (STATE) (ZIP) | 12W20400 |

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, Cynthia D. Morgan Wade, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Duplichan, Jr., married

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 the westerly 35 feet of the easterly 40 feet of Lot No. 5, Block 10, Map of Cherokee Park, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 35 feet on the northerly side of Louisian Avenue and runs back between parallel lines about 150 feet to an alley.

Being the same property conveyed to Cynthia D. Morgan by deed from Steve S. Smith and wife, Shirley Ann Smith of record in Book 5455, page 250, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

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 of record in Book 5455, page 253, Register's Office for Davidson County, Tennessee which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

Cynthia D. Wade and Cynthia D. Morgan Wade being one and the same person.

unimproved ( )
This is improved ( X ) property, known as 6102 Louisiana Avenue, Nashville, Tennessee 37209
(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 my hand this 20th day of January, 19 94

Cynthia D. Morgan Wade

Cynthia D. Morgan Wade


First Data Systems, Inc.

BOOK 9231 PAGE 774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Cynthia D. Morgan Wade, a Notary Public in and for said County and State, the within named

the bargainor she, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Spartanburg, ~~Tennessee~~ SC, this 20th day of January 19 94

Commission expires My Commission Expires September 14, 2003

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

11698

IDENTIFICATION REFERENCE

94 JAN 27 PM 1:36

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



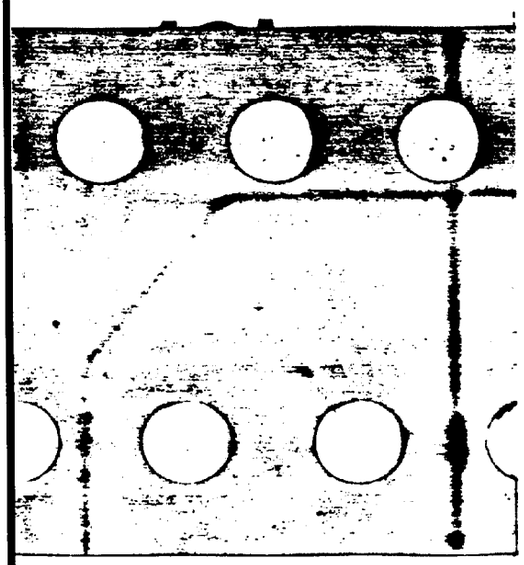
WARRANTY DEED

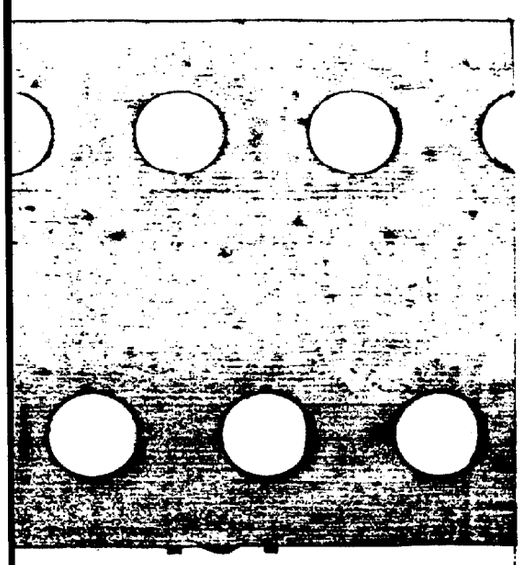
FROM
Cynthia D. Morgan Wade

TO
Robert L. Duplichan, Jr.

RETURN TO:
Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211

4465 01/27 0101 03CHECK 156.43





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9231 PAGE 775

| | | |
|---|---|---|
| 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 | 39900.00 |
| | | | CON TX | 147.63 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 8.00 |
| | | | TOTAL | 156.63 |
| | | | CHECK | 156.63 |
| 01/27/94 | 01 | | 13:36 0001 | 4165 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

11698
IDENTIF. ↑ REFERENCE

94 JAN 27 PM 1:36

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

**No. 750097**