5-43-

12x35

215055

(1)

SEND TAX BILLS TO:	NEW OWNERS:	MAP & PARCEL NOS:
S. Ralph Gordon 1407 Tyne Blvd. Nashville, TN 37215	Same	Map 6DA26550 Parcel 119-9-49

BK/ 9992 PG 167

THIS INSTRUMENT PREPARED BY:
S. Ralph Gordon, Attorney
49 Music Square West
Suite 600
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JERRY DUFF, an unmarried person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto S. RALPH GORDON, hereinafter called the Grantee, his 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. 39 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park as of record in Book 332, Page 29, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the easterly side of Marshall now Caldwell Avenue and runs back between lines 150 feet to an alley.

Being the same property conveyed to Jerry Duff, an unmarried person, by deed from Gary R. Hernandez and wife, Rita M. Hernandez, of record in Book 6907, Page 942, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2708 Grandview Drive, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25 day of June, 1991.

Jerry Duff
JERRY DUFF

0164332
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9992 168

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named JERRY DUFF, an unmarried person, with whom I am personally acquainted (or whose identity was proven 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 25th day of June, 1991.

Anna R. Totty
Notary Public

ANNA R TOTTY NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

My Commission Expires March 27, 1993

****

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value of this consideration or value of this transfer is $74,000.

AFFIANT

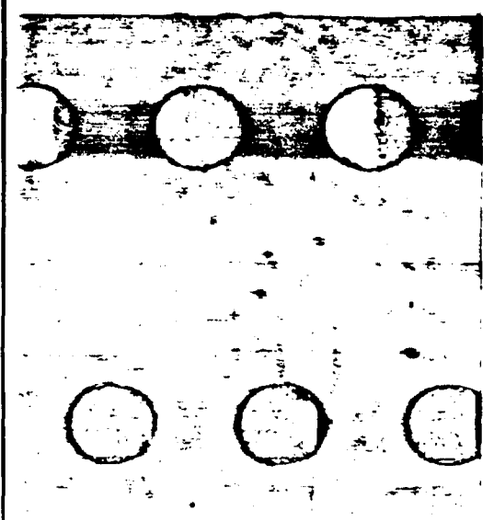
Sworn to and subscribed before me this 2nd day of June, 1991.

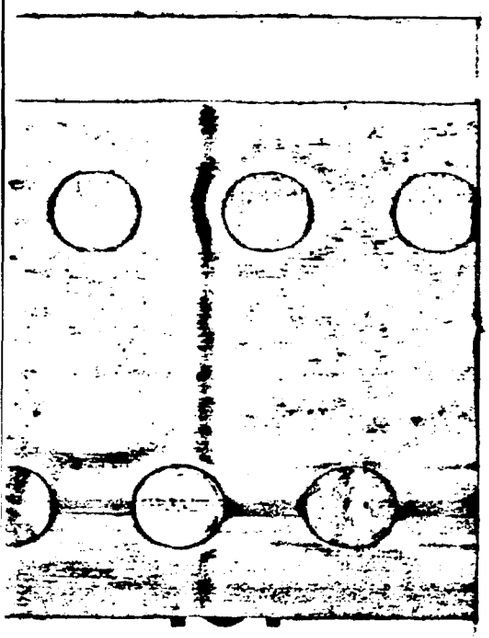
Anna R Totty
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8/29/93

2975 93/27 0101 03:#ECK 301.30





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

RECEIVED OF _____

FOR _____

BOOK 9992 PG 169

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	79000.00
CON TX	292.30
PRFEE	1.00
MREED	8.00
TOTAL	301.30
CHECK	301.30

03/27/96 01 10:03 0001 2975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164332
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10: 02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021001