11260 080

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

TCB-ETCC-98-2594

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES REDD, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy., Suite 115, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

357 Sam Ridley Pkwy., W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy B. Duncan	Churchill Mortgage Corporation	150-14-40
(NAME)	(NAME)	
4008 Tea Garden Way	761 Old Hickory Boulevard # 301	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(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, Dorothy Cox and Marqurite Chappell and Jeanne Scott and Melissa K. Hagewood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy B. Duncan and wife, Stephanie M. 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:

Being Lot No. 45 on the Plan of Section One, Jamestown Estates, as of record in Plat Book 6900, Page 592, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melissa K. Hagewood and Gertrude K. Torbert, both unmarried by Warranty Deed from Victory Builders, Inc. of Record in Deed Book 8628, Page 932, Register's Office of Davidson County, Tennessee. Gertrude K. Torbert having since died intestate, her interest passing to the heirs-at-law of Gertrude K. Torbert.

0527326
IDENTIF. # REFERENCE

98 DEC 18 PM 3:31
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4008 Tea Garden Way, Antioch, Tennessee 37013
(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 29th day of September 19 98

Dorothy Cox
by Elmer Davies
Dorothy Cox

Jeanne Scott
by Elmer Davies
Jeanne Scott

Marqurite Chappell
by Elmer Davies
Marqurite Chappell

Melissa K. Hagewood
by Elmer Davies
Melissa K. Hagewood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Cox and Marqurite Chappell and Jeanne Scott and Melissa K. Hagewood

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that theyexecuted the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September 19 98 .

Commission expires 3

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of September, 1998, before me personally appeared Elmer Davies to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dorothy Cox, Margurite Chappell, Jeanne Scott and Melissa K. Hagewood, and who acknowledged that Elmer Davies executed the same as the free act and deed of the said Elmer Davies by virtue of that Power of Attorney, duly executed by the said Elmer Davies and appearing of record in Book _____ Pages _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal at Hermitage, this 29th day of September, 1998.

MY COMMISSION EXPIRES

3/25/01

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 2001

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

My Com 2001

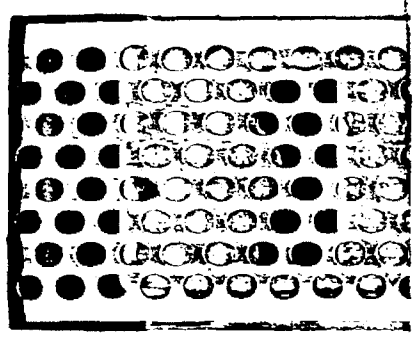
MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

2750 12/18 0101 03CHECK

410.60



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

082

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

601

0527326

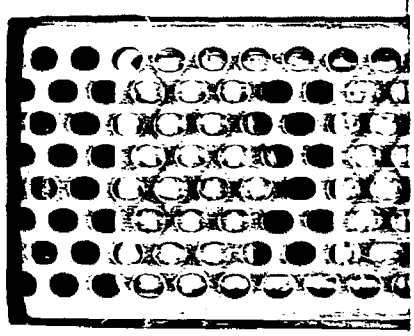
IDENTIF. # REFERENCE

98 DEC 18 PM 3:31

REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	108000.00
CON TX	399.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	410.60
CHECK	410.60

12/18/98 01 15:31 0001 2750



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402194