47

BOOK 11450 PG. 66

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda J. Duffey (NAME)	same as new owner (NAME)	MAP 72-10
2903 Scott Avenue (ADDRESS)	(ADDRESS)	PARCEL 41
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	15DZ14330

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, Union Planters Bank, a National Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda J. Duffey and wife, Edward W. Duffey

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 part of Lot No. 24 in Keller's Subdivision of Maxey Home Place, of record in Book 421, Page 86, Register's Office for said County, as follows:

BEGINNING at a point in the westerly margin of Scott Avenue, said point being55 feet northerly from the northwest corner of Litton Avenue, as widened by a 5-foot strip, and Scott Avenue, 60 feet to a point; thence West 160 feet, more or less to a point in the line between Lots Nos. 23 and 24 on said Plan; thence South with the line between said Lots, 60 feet to a point; thence East 155.85 feet, more or less, to the point of beginning.

Being the same property conveyed to Union Planters National Bank, a national bank association by Substitute Trustee's Deed from Tyrone Person and wife, Fontella P. Person, conveyed to Vaden M. Lackey, Jr., Trustee of record in Book 11047, Page 785, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2903 Scott Avenue, Nashville, TN 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 my hand this 16th day of April 19 99

Union Planters Bank, a National Association
By: Jeff Burress, Assistant Vice President

JEFF BURRESS
ASSISTANT VICE PRESIDENT

BOOK 11450 PG. 67

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jeff Burress and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant Vice President and _____ respectively of the Union Planters Bank, a National the within named bargainor, and corporation, and that he as such Assistant Vice President 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 Jeff Burress as such Assistant Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Memphis Tennessee on this the 16th day of April 19 99.

My commission expires MY COMMISSION EXPIRES APR. 12, 2000

_____
Notary Public

PHYLLIS MOSBEY
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN

0579332
IDENTIFICATION REFERENCE

99 APR 28 AM 8:41

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

1567 04/28 0101 02CHECK 136.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11450** PG. **68**

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

CAMT	34000.00
CON TX	125.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	136.80
CHECK	136.80

04/28/99 01 08:43 0001 7967

0579332

IDENTIFICATION & REFERENCE

99 APR 28 AM 8:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477890