This Instrument Prepared Without Title Search
From Information and Documents Provided By the Parties By
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
James E. McInturf, Jr. et ux
2001 Old Hickory Boulevard
Old Hickory, Tennessee 37138

SEND TAX BILLS
To New Owner

MORTGAGEE:
Faye Duggan
3806 Old Hickory Blvd.
Old Hickory, TN 37138

MAP AND PARCEL:
Map 053-07
Parcel 074
FB# LW-00670

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Faye Duggan, unmarried***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ***James E. McInturf, Jr. and wife, Melissa D. McInturf***, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 of Block 1, on the Plan of Dabbs & Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof and which is more fully described as follows:

Said Lot No. 8 fronts 25 feet on the northeasterly side on concrete drive and runs back between parallel lines, 120 feet to an alley.

Included in the above description but expressly excluded from this conveyance is that property conveyed to the State of Tennessee for highway purposes by an instrument of record in Book 5016, page 744, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Faye Duggan, unmarried by deed dated May 9, 1994, from John D. Moore and wife, Linda P. Moore, as of record in Book 9340, page 623, Register's Office for Davidson County, Tennessee.

This is improved property known as 2003 Hadley Avenue, Old Hickory, Tennessee 37138.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal.

Real property taxes for 1999 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor, her heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 4th day of May, 1999.

Faye Duggan

Faye Duggan, unmarried

STATE OF Georgia)
COUNTY OF Glynn)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Faye Duggan, unmarried***, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at St. Simons Is, Georgia, this the 4th day of May, 1999.

RUTH M. GOULD NOTARY PUBLIC GEORGIA PUBLIC GLYNN COUNTY

NOTARY PUBLIC

My Commission Expires:

Notary Public, Glynn County, Georgia
My Commission Expires August 9, 1999.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is the greater, for this transfer is $ 55,000.00.

Melissa D. McIntruff
AFFIANT

Subscribed and sworn to before me
this 4th day of May, 1999.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: 1-30-2001

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

99 MAY 11 PM 2:29

BILL GARRETT
DAVIDSON REGISTER
COUNTY, TN.

IDENTIF. ↑ REFERENCE

0588380

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11483 PG. 647

0588380

IDENTIF. & REFERENCE

99 MAY 18 PM 2:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	350000.00
[illegible]	203.50
[illegible]	1.00
[illegible]	13.00
[illegible]	2.00
[illegible]	216.50
[illegible]	216.50

[illegible] 14:32 2001 7536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462156