

Code Descriptions And Lookup Tables

Deed Types

Code	Title	Description
AA	Assignment of Agreement	A transfer of a right or interest in the property often used to transfer interests in a mortgage or contract.
AG	Agreement for Deed	An installment contract for the sale of land. The seller (grantor) has legal title until paid in full. The buyer (grantee) has equitable title during the contract term.
AM	Administrator's Deed	A conveying instrument used by an Administrator to transfer property from an estate.
CD	Corrective Deed	CORRECTIVE DEED
CM	Contract Multiple	An installment contract for the sale of land. The seller has legal title until paid in full. The buyer has equitable title during the contract term.
CO	Contract Deed	An installment contract for the sale of land. The seller has legal title until paid in full. The buyer has equitable title during the contract term.
CT	Certificate of Title	A written document stating that the title to a piece of property is legally vested owned by the title holder (the person Coded on the certificate) in the present owner.
EM	Executor Multiple	A deed signed by an executor transferring title to a decedent's real property. If not specifically authorized by a testator, the deed may require probate court approval.
EX	Executor's Deed	A deed signed by an executor transferring title to a decedent's real property. If not specifically authorized by a testator, the deed may require probate court approval.
FM	Fee Simple Multiple	The most comprehensive possible ownership interest in real property. Fee simple is freely transferable, inheritable, and potentially infinite in duration.
FS	Fee Simple	The most comprehensive possible ownership interest in real property. Fee simple is freely transferable, inheritable, and potentially infinite in duration.
GD	Guardian's Deed	Used to convey property of a minor or legally incompetent person.
GM	Guardian's Multiple	Used to convey property of a minor or legally incompetent person.
JD	Judgement	Decision of a court of law.
MM	Miscellaneous Multiple	This designation is used for deeds that convey property for Annexations, Affidavits, Liens, and Vacations.
MS	Miscellaneous Deed	This designation is used for deeds that convey property for Annexations, Affidavits, Liens, and Vacations.
OT	Order Of Taking	Document by which a government entity acquires real property usually through eminent domain.
PM	Personal Representative's Multiple	Used to transfer real property from the estate to the beneficiaries or purchasers.
PR	Personal Representative's Deed	Used to transfer real property from the estate to the beneficiaries or purchasers.
QC	Quitclaim Deed	A deed given to convey whatever right, title, or interest the grantor may have, if any, in a piece of real property. The grantor does not warrant that he or she does in fact have interest to the property.
QM	Quitclaim Multiple	A deed given to convey whatever right, title, or interest the grantor may have, if any, in a piece of real property. The grantor does not warrant that he or she does in fact have interest to the property.
RA	Release of Agreement	This designation is used for instruments that release parties from a previous agreement.
RD	Receivers Deed	RECEIVERS DEED

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RM	Release of Agreement	This designation is used for instruments that release parties from a previous agreement.
RW	Right Of Way Deed	RIGHT OF WAY DEED
SD	Sheriff's Deed	A deed given at a sheriff's sale in foreclosure of mortgage, or given at a court ordered sale, pursuant to the execution of a judgment.
SDM	Sheriff's Multiple	A deed given at a sheriff's sale in foreclosure of mortgage, or given at a court ordered sale, pursuant to the execution of a judgment.
SM	Special Warranty Multiple	A deed in which the grantor warrants the title for the period of time in which he held title, but does not warrant it with regard to previous owners.
SW	Special Warranty	A deed in which the grantor warrants the title for the period of time in which he held title, but does not warrant it with regard to previous owners.
TD	Tax Deed	An instrument that provides proof of ownership of real property purchased from the government at a Tax Sale, conducted after the property has been taken from its owner by the government and sold for delinquent taxes.
TM	Trustee's Multiple	A deed to be executed by a person serving as a trustee in their appointed capacity. A trustee's deed is often used, for example, by a trustee in bankruptcy to sell real property of the debtor.
TR	Trustee's Deed	A deed to be executed by a person serving as a trustee in their appointed capacity. A trustee's deed is often used, for example, by a trustee in bankruptcy to sell real property of the debtor.
VA	Vacation of Street or Plat	An instrument recorded in conjunction with the vacation of streets or plats.
WD	Warranty Deed	A deed in which the grantor (seller) guarantees that he or she holds clear title to a piece of real estate and has a right to sell it to you. The guarantee is not limited to the time the grantor owned the property - it extends back to the property's origins.
WM	Warranty Multiple	A deed in which the grantor (seller) guarantees that he or she holds clear title to a piece of real estate and has a right to sell it to you. The guarantee is not limited to the time the grantor owned the property - it extends back to the property's origins.