This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4222 PAGE 549

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM E. DUGGAN et ux (NAME)	First and Mid-South Mortgage Co. (NAME)	
3402 Old_field Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 97-5
Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 21 Pcl

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)----------Dollars, cash in hand paid by William E. Duggan and wife, Mary K. Duggan and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RALPH STEVENS CONSTRUCTION COMPANY, INC., has ~~xxx~~ this day bargained and sold, and do hereby transfer and convey unto the said William E. Duggan and wife, Mary K. Duggan, their ~~xxxxxxx~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 49, of Hickory Bend, Section 7, as of record in Book 3600, page 29, Register's Office for said County.
SAID Lot No. 49 fronts 65 feet along the northerly margin of Oldfield Drive and runs back between parallel lines, measuring 150 feet to a line at the rear measuring 65 feet thereon.
BEING part of the same property conveyed to Ralph Stevens Construction Company Inc., by deed from Waterfalls Developers, Inc., of record in Book 4153, page 288, register's Office for Davidson County, Tennessee.
CONVEYANCE of this property is made subject to restrictions of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee with particular reference to No. 17, and the Plan of record; in Book 3600, page 29, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Oldfield Drive, and a 10 foot easement for public utility purposes along the rear and the northerly portion of the westerly line of said lot.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $16,510.00. Affiant Stella Lampley
Subscribed and sworn to before me this 27 day of March 1968

Deputy Register S Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,500.00

Subscribed and sworn to before me, this the 19th day of March 1968

Affiant

My commission expires: 5-3-70 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 3402 Oldfield Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said William E. Duggan and wife, Mary K. Duggan, their ~~xxxxxxx~~ heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as noted above. It further covenant and bind itself, its successors ~~xxx~~ and representatives, to warrant and forever defend the title to said real estate to said William E. Duggan and wife, Mary K. Duggan their ~~xxxxxxx~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 19th day of March, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RALPH STEVENS CONSTRUCTION COMPANY, INC

BY: Ralph Stevens
Ralph Stevens, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, 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.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* Ralph Stevens, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Ralph Stevens Construction Company, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 19th *day of* March, *19* 68

Lily dP Holland *Notary Public*

Commission expires 5-3-70

10624

STATE TAX $ 42.90
PROBATE .50
TOTAL $ 43.40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 27 10 26 AM '68
NOTE BOOK 118 PAGE 485
RECORDING FEE $ 3.00
DEP. REG. 5

MAR 27 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

RALPH STEVENS CONSTRUCTION COMPANY, INC.

TO

WILLIAM E. DUGGAN et ux

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Wayfield Estates - Lot 1
1.95th Ave. N. - 3rd Nat'l Bank Bldg.

37-15