This Instrument Was Prepared By
DENNEY, LACKEY, CREWS & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Dugger, et ux	James Dugger, et ux	Map 14
(NAME) Bidwell Road	(NAME) Same	Par. 46.15
(STREET ADDRESS OR ROUTE NUMBER) Joelton, Tenn.	(STREET ADDRESS)	BOOK 4317 PAGE 917
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees, JAMES DUGGER, and wife, PATRICIA DUGGER, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, OLIVER JAMES WALLER, JR., and wife, ANNA WALLER,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES DUGGER, and wife, PATRICIA DUGGER, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner & E. Medlin, Surveyors, April 12, 1963, as follows:
Beginning at a point on the westerly margin of Bidwell Road, north 2 deg. 30' east 1600 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2 deg. 30' east 150 feet; thence north 87 deg. 30' west 790.87 feet; thence south 2 deg. 29' west 150 feet; thence south 87 deg. 30' east 790.83 feet to the beginning, containing 2.72 acres, more or less.
Being the same property conveyed to Oliver James Waller, Jr., and wife, Anna Waller, by deed from Herbert Thurman Hays and wife, of record in book 3572, page 190, Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in an instrument of record in book 3572, page 3, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the _____ day of February 19 69.

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES DUGGER, and wife, PATRICIA DUGGER, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES DUGGER, and wife, PATRICIA DUGGER, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* February, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Oliver James Waller Jr.

Anna Waller

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jeane Watson, *a Notary Public in and for said County and State,* Oliver James Waller, Jr., and wife, Anna Waller,

the within named bargainor S *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* February, *19* 69.

Jeane Watson *Notary Public*

Commission expires 4-22-69

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

I hereby swear or affirm that the actual consideration or true value for the transfer, whichever is greater, is $ 3000.00, Affiant James E. Dugger

Subscribed and sworn to before me this 17 day of March 1969

Deputy Register V. Gentry

MAR 17 69	CONV	*3,000.00				
MAR 17 69 S'TAX			B*	7.80		
MAR 17 69 PR'FEE			B*	.50		
MAR 17 69	W'DEED		B*	3.00	*	11.30

WARRANTY DEED

FROM

OLIVER JAMES WALLER, JR.,

ET UX

TO

JAMES DUGGER, ET UX

304 Kenwick Dr
Nashville Tenn 37211

A 33984

IDENTIF. REFERENCE

MAR 17 11 ai AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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