WARRANTY DEED

BOOK 4392 PAGE 311

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy A. Duggin	Murphree Mortgage Company	MAP 149-A
(NAME)	(NAME)	
2655 Willow Branch Drive	226 3rd Avenue North	PAR 179
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, TEnnessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by instrument of record in Book 4176, page 850, Register's Office of Davidson County, Tennessee.

We, Jerry R. Page and wife, Marguerite Page,

have this day bargained and sold, and do hereby transfer and convey unto the said Billy A. Duggin and wife, Ruth H. Duggin, their ~~XXXXX~~ *(predecessors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 532 Edge-O-Lake Estates, Section 7, as of record in Book 3700, page 79, Register's Office for said County.

Said Lot fronts 80 feet along the southeasterly margin of Willow Branch Drive, thence back between lines, measuring 110.16 feet on the northeasterly line and 214.14 feet on the southwesterly line, to a line in the rear which measures 167.66 feet.

Being the same property conveyed to Jerry R. Page and wife, Marguerite Page, by deed from Jack Williams and wife, Frances E. Williams, of record in Book 4176, page 849, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,714.24

Subscribed and sworn to before me, this the 12 day of Jan. 19 70

Affiant Billy A. Duggin

My commission expires: April 4, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) 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 Billy A. Duggin and wife, Ruth H. Duggin, their ~~XXXXX~~ *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.* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Billy A. Duggin and wife, Ruth H. Duggin, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our s *hand this* 12 *day of* January, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry R. Page

Marguerite Page

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Buildin : Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Jerry R. Page and wife, Marguerite Page,

*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 [illegible] *day of* January, 1970

[signature] Notary Public

Commission expires [illegible]

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 .....

JAN 1970 CONV 26,710.01
JAN 1970 S'TAX A* 69.42
JAN 1970 PR'FEE A* .50
JAN 1970 W'DEED A* 3.00 * 72.92

WARRANTY DEED

FROM
JERRY R. PAGE, ET UX

TO
BILLY A. DUGGIN, ET UX

A 6 6 2 7 0

IDENTIF. REFERENCE

JAN 19 11 22 AM '70

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

PEDIGO & SAINDON