TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME)	Map 38
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS) BOOK 1421 PAGE 841	Par. 37
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Walter T. Dugger and wife, Thelma K. Dugger

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, John H. Bomar and wife, Roxie Lee Bomar

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Richard B. Omohundro, Surveyor, dated May 23, 1970, as follows:

BEGINNING at a point in the center of Eaton's Creek Road, at the northwest corner of the property conveyed to Homer Sesler and wife, by deed of record in Book 1971, page 264; thence with the center of said Road, northwesterly 394 feet more or less to the northeast corner of the property conveyed to Farris E. Pemberton and wife, by deed of record in Book 3165, page 579; thence leaving said Road along Pemberton's southeasterly line, South 48° 30' West 465 feet to a point, being Pemberton's southerly corner; thence North 39° 30' West 312 feet to the most easterly corner of the property conveyed to J.H. Sessler by deed of record in Book 2091, page 251; thence along his southeasterly line South 45° West 404 feet to a point; thence along his southwesterly line, North 50° West 246.5 feet to a point in the centerline of Old Hickory Boulevard; thence with the same, southerly along a curve, 632 feet more or less to a point in the northerly line of the property now or formerly owned by Holt; thence along a fence and along Holt's northerly line, South 82° East 1712 feet more or less to the southwest corner of the property conveyed to Homer Sesler above referred to; thence along his line and along a fence, North 31° 50' West 718 feet (by field measurement 765 feet more or less) to a point; continuing along his line, North 29° 30' East 228 feet (by field measurement 235 feet more or less), and along a fence to a point, being the point of beginning, and containing 22 acres, more or less.

Being property vested in John H. Bomar and wife, Roxie Lee Bomar, by deed from R.V. Follis and wife, as of record in Book 3534, page 199, said Register's Office.

This conveyance is subject to taxes for 1970.

This is unimproved ( ) improved (X) property, known as Rt 3, Old Hickory Boulevard, Ashland City, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of June, 19 70.

John H. Bomar

Roxie Lee Bomar

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John H. Bomar and wife, Roxie Lee Bomar the bargainors, 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 2nd day of June, 19 70.

APR 23 1973

Commission expires Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
JOHN H. BOMAR AND WIFE,
ROXIE LEE BOMAR

To
WALTER T. DUGGER AND WIFE,
THELMA K. DUGGER

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone, Office
LAWYERS TITLE INSURANCE CORPORATION

1004

3721J

Please mail to: Mr. Walter T. Dugger, 251 Sunrise Avenue, Nashville, Tennessee

A 79453

BOOK 4421 PAGE 842

IDENTIF. REFERENCE

JUN 3 3 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-30	CONV	22,950.00				
JUN-30	S'TAX		A*	59.54		
JUN-30	PR'FEE		A*	.50		
JUN-30	W'DEED		A*	3.00	*	63.04

I hereby, make oath to the foregoing instrument for record and co
swear for affirm that to the best of my knowledge
and belief the greater of the actua consideration
for or value of the property interest herein
transferred is $ 22,450.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 2nd day of
June, 1970

My commission expires: Notary Public, in and for
the aforesaid State and
APR 29 1973 County

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE