BOOK 4550 PAGE 36
4550-36

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,138.60

Cecil A. Dunnagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 1971

Mary J. Montgomery
Notary Public

MY COMMISSION EXPIRES: 2/1/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil A. Dunnagan (NAME)	Dobson & Johnson, Inc. (NAME)	15DA 02740
2607 Inga Street (STREET ADDRESS OR ROUTE NUMBER)	11th Floor J.C. Bradford Bldg (STREET ADDRESS)	Map 72 9
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 289

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOWARD T. RUSSELL, JR. and wife, MARGUERITE V. RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CECIL A. DUNNAGAN and wife, CLAUDETTE C. DUNNAGAN

HEREINAFTER CALLED THE 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 Davidson County, Tennessee, being Lot No. 83 on the Map of Irvington, of record in Book 843, page 60, Register's Office for said County.

SAID Lot No. 83 fronts 60 feet on the west side of Inga Street and runs back between lines 234 feet on the north line and 237.6 feet on the south line to the right of way on the L & N Railroad on which it measures 60.17 feet.

BEING the same property conveyed to Howard T. Russell, Jr. and wife, Marguerite V. Russell by deed from John Paul Finger and wife, Dorothy Cuzzort Finger of record in Book 3434, page 67, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Dobson & Johnson, Inc., of record in Book 3478, page 61, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2607 Inga Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 26th day of October, 1971

Howard T. Russell Jr.
Howard T. Russell, Jr.

Marguerite V. Russell
Marguerite V. Russell

MM-PS

STATE OF ~~TENNESSEE~~ Florida
~~Davidson~~ County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard T. Russell, Jr. and wife, Marguerite V. Russell

the 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 _____, ~~Tennessee~~, this 30 day of October 19 71.

Commission expires Florida Notary Public, State of Florida at Large My Commission Expires Nov. 19, 1971 Bonded by American Fire & Casualty Co.

William R. Hadleston
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

HOWARD T. RUSSELL, JR. ET UX

TO

CECIL A. DUNNAGAN, ET UX

B 3 6 3 9 3

IDENTIF. REFERENCE

Nov 2 2 02 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PEGGY WILKINS JR. Law
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

NOV-2?	CONV	*9,138.60				
NOV-2?	S'TAX		A*	23.66		
NOV-2?	PR'FEE		A*	.50		
NOV-2?	W'DEED		A*	4.00	*	28.16