REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-4-136	Mr/Mrs O. B. Dugan same as below	Noel-Palmer Mortgage Co. Stahlman Building Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-42878	431 Wilclay Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

APR-4 72 CONV 21,000.00
APR-4 72 S'TAX A* 54.60
APR-4 72 PR'FEE A* .50
APR-4 72 W'DEED A* 4.00 * 59.10

ROBERT E. MARGO and wife, RUBY C. MARGO hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto O. B. DUGAN and wife, HAZEL S. DUGAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 836 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68.

Said Lot No. 836 fronts 70 feet on the southerly side of Wilclay Drive and extends back 281.2 feet on the westerly line and 226.6 feet on the easterly line, to a line in the rear on which it measures 130.88 feet.

Being the same property conveyed to Robert E. Margo and wife, Ruby C. Margo, by deed from David A. Floyd and James E. White, a partnership d/b/a, Town & Country Homes, as of record in Book 4240, page 323.

This conveyance is made subject to: (1) restrictions of record in Book 4077, page 699; and (2) an agreement of record in Book 2593, page 566.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1972 taxes, which have been prorated and assumed by the grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the 31st day of March, 1972.

Ruby C. Margo
Ruby C. Margo

Robert E. Margo
Robert E. Margo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4589 PAGE 473

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert E. Margo and wife, Ruby C. Margo 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 Nashville, Tennessee, this, the 31st day of March, 19 72.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

O. B. Dugan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 72

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

B 5 4 4 0.9

WARRANTY DEED
REF: mas

FROM. ROBERT E. MARGO AND WIFE

TO O. B. DUGAN AND WIFE

IDENTIF. REFERENCE

APR 4 8 45 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Rem. 70 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public