RETURN TO: Randolph Co., Realtors, 17th Fl. 3rd Nat'l Bank Bldg., Nashville, Tenn.

This Form furnished by Attorneys Title Company, Inc.

BOOK 4596 PAGE 451

Form No. WD-2

FROM

Kenneth L. Dugan and wife,

Diane Dugan

TO

Garry W. Randolph and wife,

Joan C. Randolph

For draftsman's use

This instrument prepared by:

Marbut Glenn Gaston, Jr.
Attorney
17th Fl. Third Nat'l Bank Bldg.
Nashville, Tennessee
37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garry W. Randolph (NAME)	Guaranty Mtg. Co. (NAME)	Map 116-9
951 Draaghn Avenue (STREET ADDRESS OR ROUTE NUMBER)	7th Avenue N. (STREET ADDRESS)	Pc. 203
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 26 10 15 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 21,000.00 Garry W. Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 72

Kay Randolph
Notary Public

MY COMMISSION EXPIRES: 30 Apr. 1973

(AFFIX SEAL)

B57165

For and in Consideration of the sum of - - - -(10.00)- - - - - - - - - - - - -

Ten dollars cash and other good and valuable considerations - - - - DOLLARS

Cash in hand paid paid by Garry W. Randolph and wife, Joan C. Randolph, receipt of which is hereby acknowledged, and assume the unpaid balance of a note in the original amount of $15,300.00 dated June 15, 1966 as of record in Book 4026, page 898, R.O.D.C.Tenn.

We, Kenneth L. Dugan and wife, Diane Dugan

have bargained and sold, and by these presents do transfer and convey unto the said

Garry W. Randolph and wife, Joan C. Randolph

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. 11 on the Map of the Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the northerly side of Draughon Avenue, and runs back between lines, 175.8 feet on the easterly line and 178.6 feet on the westerly line, to a dead line, on which it measures 75 feet. Being the same property conveyed to Kenneth L. Dugan and wife, Diane Dugan, by deed from Charles Andrew Nelson and wife, of record in Book 4026, page 897, said Register's Office.

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This is { unimproved / improved } property, known as 951 Draughon Ave., Nashville, 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 Garry W. Randolph and wife, Joan C. Randolph their heirs and assigns, forever.

And we do covenant with the said Garry W. Randolph and wife, Joan C. Randolph 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.

And we, Kenneth L. Dugan and wife, Diane Dugan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Garry W. Randolph and wife, Joan C. Randolph / their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of April, 1972

Kenneth L Dugan

Diane Dugan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ray Randolph, a Notary Public in and for said County and State, the within named KENNETH L DUGAN and DIANE DUGAN the bargainor, 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 Nashville, Tennessee, this 24th day of April, 1972

Ray Randolph, Notary Public.

Commission expires 30 April 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, APR 26 CONV 21,000.00, a Notary Public of the State and County aforesaid, personally appeared APR 26 STAX A* 54.60, APR 26 RFEE A* .50, with whom I am personally acquainted, and who, upon oath, acknowledged APR 26 MTGTAX A* 4.00 himself to be 59.10 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