THIS INSTRUMENT PREPARED BY: JAMES R. McKINNEY, ATTORNEY AT LAW
1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4674 PAGE 471	MAP PARCEL NUMBERS
KEITH A. DUGGER, ET UX		Map 51-11
(NAME) 515 Freda Villa	(NAME) SAME	Par. 85
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, including the assumption of an indebtedness as evidenced by an instrument of record in the Register's Office for Davidson County, Tennessee,

WE, JOHN T. DUGGER, JR. and wife, KATHLEEN DUGGER, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said KEITH A. DUGGER and wife, JANE G. DUGGER, hereinafter called the GRANTEES, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Oakland Acres, Section XI, as resubdivided, as of record in Book 4470, page 168, Register's Office for said County, described as follows:

Fronting 109.97 feet on Freda Villa and extending back between parallel lines, easterly line being 209.8 feet and westerly line 218.68 feet to a rear irregular line; being a part of the same property conveyed to John T. Dugger, Jr. by Elrod Construction Company, of record in Book 4643, page 46, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25.00

Subscribed and sworn to before me, this the 16th day of January 1973

John T. Dugger Jr.
Affiant

My commission expires: (Affix Seal) Feb. 12, 1975 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 GRANTEES, their (successors), 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 16th day of January, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John T. Dugger Jr.

Kathleen J. Dugger

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JOHN T. DUGGER, JR. and wife, KATHLEEN DUGGER

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* 16th *day of* January, *19* 73

Ruth M Langley
Notary Public

Commission expires My Commission Expires Feb. 12, 1975

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 .....

JAN24 CONV 25,000.00
JAN24 S'TAX A* 65.00
JAN24 PB'FEE A* .50
JAN24 W'DEED A* 4.00 * 69.50

WARRANTY DEED

FROM
JOHN T. DUGGER, ET UX
TO
KEITH A. DUGGER, ET UX

B 9 2 2 9 8

IDENTIF. REFERENCE

Jan 24 12 37 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS