BOOK 4789 PAGE 790

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1974

Notary Public

MY COMMISSION EXPIRES: 8-1-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Dugger (NAME)	Mortgage Associates, Inc. (NAME)	3D-66724
3233 Knobview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	84-16
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	187

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, William O. Gainey et ux Lois W. Gainey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Dugger et ux Faye Dugger

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:

BEING part of Lot No. 8 on the Plan of Knob Hill Subdivision, asof record inBook 4175, Page 126, Register's Office, Davidson County, Tennessee.

BEGINNING at a point on the northerly margin of Knobview Drive and running in a southerly direction 213.64 feet to a point; thence in a westerly direction being a curve 30.99 feet to a point; thence continuing in a westerly direction 115.5 feet to a point; thence continuing in a westerly direction 36.14 feet to a point; thence in a northerly direction 100 feet to a point; thence continuing in a northerly direction 115 feet to a point; thence continuing in a northerly direction 70 feet to a point; thence in an easterly direction 231.6 feet to the point of beginning.

BEING the same property conveyed to William O. Gainey et ux Lois W. Gainey by deed of record in Book 4232, Page 243, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 3233 Knobview Drive, Nashville, Tennessee 37214
(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 11th day of February, 1974

William O. Gainey:

Lois W. Gainey:

STATE OF TENNESSEE
Davidson County

BOOK 1789 PAGE 791

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named William O. Gainey et ux Lois W. Gainey

the bargainor, 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 11th day of February, 1974

Commission expires 8-1-77

V. L. Baldyga
V. L. Baldyga Notary Public

V. L. BALDYGA NOTARY PUBLIC STATE OF TENNESSEE LARGE

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
WILLIAM O. GAINEY et ux

TO
JAMES D. DUGGER et ux

C 42639

IDENTIF. REFERENCE

FEB 20 12 41 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

FEB20'74	CONV	40,000.00			
FEB20'74	S'TAX		A*	104.00	
FEB20'74	PR'FEE		A*	.50	
FEB20'74	W'DEED		A*	4.00	* 108.50

REGISTER'S OFFICE TENNESSEE