BOOK 1793 PAGE 692

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Dudley Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 1974

Notary Public

MY COMMISSION EXPIRES: 7-24-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook 2002 Richard Jones Road Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dudley Warner, et al (NAME)	Same (NAME)	
P.O. Box 12592 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA22160
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, John Graham Sugg and wife, Nancy R. Sugg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dudley Warner and James S.F.Boyd

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 near the City of Nashville, being the southerly part of lot No. 1 of Block 2, on the Map of W.V. Davidson's Hillsboro Highlands, as of record in book 843, page 23, Register's Office for said County.

Said part of said lot fronts 150 feet on the easterly side of 22nd Avenue South and runs back between parallel lines, along the northerly margin of Golf Club Lane, 325 feet to the westerly margin of Valley Road (proposed) as shown on said plan.

Being the same property conveyed to John Graham Sugg and wife, Nancy R. Sugg, by deed from James A. Baker and wife, of record in book 4293, page 8, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 2928 22nd Avenue, North Nashville, Tenn. 37215
(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 4th day of March, 1974.

John Graham Sugg

Nancy R. Sugg

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Graham Sugg and Nancy R. Sugg

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 office in Nashville, Tennessee, this 4th day of March, 1974.

Commission expires 7-24-77.

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 JOHN GRAHAM SUGG, ET UX

TO DUDLEY WARNER AND JAMES S.F. BOYD

C 4 4 4 0 0

IDENTIF. REFERENCE

MAR 6 8 07 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-6 CONV 53,000.00
MAR-6 STAX A* 137.80
MAR-6 PWEEE A* .50
MAR-6 RDEED A* 4.00 * 142.30