map 14-22

Address New Owner as Follows:
James F.Dugger, Sr.,et ux
(Name)
2504 Tyne Blvd.,
(Address)
Nashville, Tenn. 37215
(City) (State) (Zip Code)

Send Tax Bills to:
James F. Dugger, Sr.
(Name)
703 Third Avenue North
(Address)
Nashville, Tenn. 37201
(City) (State) (Zip Code)

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Dollars ($15,000.00), cash in hand paid, by JAMES F. DUGGER, SR., and RUTH E. DUGGER, his wife, 703 Third Avenue, North, Nashville, Tennessee 37201, hereinafter called Grantees, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a Kentucky corporation, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantees, their heirs and assigns, a tract or parcel of land at Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the west line of Third Avenue North, ten (10) feet measured North 27° 30' West along the west line of said Third Avenue North from a point in the centerline of Grantor's Track #106 of the Nashville Division of the Railroad of the Grantor at Valuation Station 2398+10; thence westwardly along a line ten (10) feet northwardly from and parallel to the centerline of said Track #106, and said Track #106 if extended westwardly, along a curve to the right, with a central angle of 43° 08', a radius of two hundred thirty-eight (238) feet, the chord of said curve bears South 87° 10' West, an arc distance of one hundred seventy-nine and seventeen hundredths (179.17) feet to a point; thence North 62° 30' East, a distance of one hundred fifty-nine (159.00) feet to a point in the west line of said Third Avenue North; thence South 27° 30' East along the west line of said Third Avenue North, a distance of seventy-three (73.00) feet to the point of beginning, containing seven thousand seven hundred sixty-one (7,761) square feet , and being a part of the same property conveyed to the Grantor by Northern Lake Ice Company by deed dated December 31, 1883, recorded in Deed Book 82, Page 503, and by Elizabeth Hall, et al, by deed dated November 21, 1881, recorded in Deed Book 70, Page 608, both in the Register's Office, Davidson County, Tennessee.

The Grantor shall pay all taxes on the property hereinabove described for the year 1974 and the Grantees agree to assume all taxes for the year 1975 and thereafter.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $22,000.00, including improvements.

Affiant: James F. Dugger, Sr.

Subscribed and sworn to before me, this the 31st day of May, 1974.

Notary Public

My commission expires: [illegible]

Prepared by M. H. Smith
Atty-at-Law
908 W. Broadway
Louisville, Ky.

The Grantor hereby reserves for itself, its successors and assigns, a perpetual easement to maintain a signal and communication pole line, sufficient in number and type of facilities to meet the Grantor's present and future needs for such an installation, said pole line to be located on the alignment of its presently existing pole line on the northerly portion of the hereinabove described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances thereunto belonging, to the Grantees, their heirs and assigns, forever in fee simple, and the Grantor warrants the title against all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this 1st day of May, 1974.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest:

W. K. Kesten
ASSISTANT SECRETARY

By
Executive Vice President

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, within and for said County and State, at Louisville, Kentucky, duly commissioned and qualified, personally appeared D. D. Strench and W. K. Kesten, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be, respectively, the Executive Vice President and Assistant Secretary of the Louisville and Nashville Railroad Company, the within named bargainor, a corporation, and that they, as such Executive Vice President and Assistant Secretary, being duly authorized so to do, executed the foregoing instrument, for the purposes therein contained, by the said D. D. Strench subscribing thereto the name of the corporation, by himself as such Executive Vice President, and by the said W. K. Kesten affixing and attesting thereon the corporate seal.

My commission expires June 15, 1977.

Witness my hand and Notarial Seal at my office in said Jefferson County, at Louisville, this 1st day of May, 1974.

Notary Public

JUN-4-74 CONV 22,000.00
JUN-4-74 S'TAX A* 57.20
JUN-4-74 P'FEE A* .50
JUN-4-74 W'DEED A* 6.00 * 63.70

IDENTIFICATION FEE PAID
JUN 4 1974
DAVIDSON COUNTY, TENN.

5722

AREA = 7,761 SQ. FT.

MR. DUFFORD

BOOK 4821 PAGE 666

L&N RAILROAD SPUR TRACK

TRK. No. 113

TRK. No. 106

END TRACK

10'

Δ = 43°08'
R = 238.00'
L = 179.17'
T = 94.07'
L.C. = 174.97'
L.C. BRG. = S 87°10'W

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown and described hereon is a true and correct survey to the best of my knowledge.

Date 3-11-74

Thomas E. Pate

CERT. NO. 4705

CONC. PORCH

WOODEN SHED

N 62° 30' E 159.00'

NASHVILLE, TENNESSEE
DAVIDSON CO.

11 | S-3

SPUR TRACK

L&N RAILROAD

10'

S 27°30'E
73.00'

℄ L&N MAIN — TO NASHVILLE

TO LOUISVILLE

01 + 86E2

163

E3 + 98E2

3rd AVENUE NO.
50' R.O.W.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOUNDARY SURVEY
JAMES DUGGER
THIRD AVENUE NORTH

HART-FREELAND-ROBERTS INC.
ARCHITECTS - ENGINEERS
NASHVILLE, TENNESSEE: JACKSON, TENNESSEE
SCALE: 1" = 20' DATE 3-6-74