BOOK 1826 PAGE 823

Return to: Royal Enterprises 4401 LINDAR NASHVILLE

This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM

Royal Enterprises, a partnership

TO

Gary Seth Dugger et ux,

Carolyn K. Dugger

For draftsman's use

This instrument prepared by:

John G. Doak, Attorney
2525 Lebanon Rd.
Nashville, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY SETH DUGGER ET UX, (NAME)	DOBSON & JOHNSON, INC. (NAME)	148-8
(STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	16
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37217 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24343.06 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JUNE 1974.

Notary Public

MY COMMISSION EXPIRES: 2/14/78

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated October 10, 1973 of record in Book 4754, page 715, Register's Office for Davidson County, Tennessee in the original principal amount of $24,650.00

Royal Enterprises, a partnership have bargained and sold, and by these presents do transfer and convey unto the said Gary Seth Dugger and wife, Carolyn K. Dugger 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. 14 on the Plan of Oakwood Terrace Section 3, Antioch, Tennessee, as of record in Book 4460, page 54 & 55, Register's Office for said County.

SAID Lot No. 14 fronts 65 feet on the west side of Artelia Drive and extends back 124.88 feet on the south line and 124.84 feet on the north line to a line in the rear measuring 65 feet thereon.

BEING the same property conveyed to Royal Enterprises by deed from Gary E. Casey and wife Linette V. Casey of record in Book 4820, page 40 Register's Office for Davidson County, Tennessee.

Grantors further transfer and convey unto grantees the funds held in escrow by Dobson & Johnson, Inc., and do hereby authorize Dobson & Johnson, Inc., to transfer the existing insurance on the premises to Grantees.

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WD-2

This is (unimproved ( ) / improved (XX) property, known as _____ (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 grantees 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.

And we do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand~~s~~ this 17th day of June, 19 74

ROYAL ENTERPRISES

BY: Terry J. Pace
Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRY T. PACE

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 17 day of June, 19 74

James B Thomas Notary Public

Commission expires 2/19/78

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 _____

JUN20 CONV 26,343.00
JUN20 ST'TAX A* 68.38
JUN20 PR'FEE A* .50
JUN20 DEED A* 4.00 6* 72.88

IDENTIF. REF'D
JUN 20 2 PM 74
FELIX Z. HALL REGISTER
DAVIDSON COUNTY, TENN.

C59604

mail deed to
American Realty Co.
2521 Nashville Pike