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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 1974.

Notary Public

MY COMMISSION EXPIRES: April 30, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Dugger (NAME)	Fidelity Federal (NAME)	
3892 Cantarrutti Rd. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	29
Joelton, Tn. 37080 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	191

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, WALTER F. DUKE AND WIFE, LOUISE MARIE DUKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. DUGGER AND WIFE, ELIZABETH G. 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:

Land in Davidson County, Tennessee, described as follows: According to a survey made August 12, 1959, by Hickerson-Miller, Engineers-Surveyors, revised January 27, 1964, by B. L. Miller, Jr. and Company, Surveyors, designated as Tract Eleven, as follows:

Beginning in the easterly margin of Cantarutti Road at a point lying 685 feet (measured along the easterly and southeasterly margin of said road) southwesterly from the westernmost corner of the property conveyed to Sue T. Viaches by deed of record in Book 3254, page 286; thence along the easterly margin of said road, south 12° 30' west 150 feet to a point; thence south 77° 30' east 545 feet, more or less, to a point in the center of a branch; thence continuing with said branch, north 71° 19' east 51 feet, north 2° 15' east 70 feet; north 18° 06' east 58 feet to a point; thence leaving said branch north 77° 30' west 610 feet, more or less to the beginning, containing2 acres, more or less.

Being the same property conveyed to Walter F. Duke and wife, Louise Marie Duke by deed from Roy T. Krantz and wife, Beverly Sue Krantz of record in Book 4749, page 898, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3892 Cantarrutti Rd. (House Number) (Street) Joelton, Tn. 37080 (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 hand S. this 29th day of August, 19 74

Walter F. Duke

Louise Marie Duke

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STATE OF TENNESSEE
~~DAVIDSON~~ County
Williamson

Personally appeared before me, James D. Huddleston, a Notary Public in and for said County and State, the within named Walter F. Duke and wife, Louise Marie Duke

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 Brentwood, Tennessee, this 29th day of August 19 74

Commission expires 4-30-78

James D. Huddleston
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

Ln. #084420-9

WARRANTY DEED

FROM Walter F. Duke et ux.

TO James L. Dugger et ux.

C 6 9 4 6 3

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

AUG 30 3 22 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 30 74	CONV	43,900.00			
AUG 30 74	S'TAX		A*	114.14	
AUG 30 74	PR'FEE		A*	.50	
AUG 30 74	W'DEED		A*	4.00	* 118.64