ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ben W. Duggan Jr. (NAME)	Home Federal Savings & Loan (NAME)	98-1-14
4072 Port Cleburne Lane (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- TEN AND NO/100---------- DOLLARS

Cash in hand paid by Ben W. Duggan/and wife, Jean B. Duggan, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

We, Dennis C. Berglund and wife, Shirley J. Berglund

JUL 30 CONV 47,900.00
JUL 30 S'TAX A* 124.54
JUL 30 PR'FEE A* .50
JUL 30 W'DEED A* 4.00 * 129.04

have bargained and sold, and by these presents do transfer and convey unto the said Ben W. Duggan/and wife, Jean B. Duggan (Ben W. Duggan Jr. is the same person as Benjamin W. Duggan Jr.)

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in ____ County, State of Tennessee, described as follows:

Being Lot No. 58 on the Plat of Lake Park, Section 1, of record in Plat Book 4175, pages 134 and 135, Register's Office Davidson County, Tennessee.

BEGINNING at a point in the northwest margin of Port Cleburne Lane, at the common front corner of Lots 58 and 59; thence with the line between said two lots northwest 188 feet to a point; thence with the line between Lots 57 and 58 east 131.32 feet to a concrete monument in the southwest margin of Port Cleburne Court; thence with the margin of the same southeast 122.74 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the northwest margin of Port Cleburne Lane; thence with the margin of the same southwest 120 feet to the point of beginning.

Being the same property conveyed to Dennis C. Berglund and wife, Shirley J. Berglund, by deed from Wall Construction Co., Inc., recorded in Book 4700, page 181, and re-recorded in Book 4716, page 325, both in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4072 Port Cleburne Lane (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 July, 19 75.

/s/ Dennis C. Berglund

/s/ Shirley J. Berglund

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STATE OF MASSACHUSETTS
COUNTY OF ~~Davidson~~

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dennis C. Berglund and Shirley J. Berglund

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 Wellesley, Massachusetts, this 12th day of July, 19 75.

My commission expires ~~August 29, 1981~~ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 29th day of July, 19 75.

My commission expires April 26, 1978 Notary Public

This instrument was prepared by:

C. H. Briley, Jr., Atty. (Name) 344 4th Avenue North Nashville, Tennessee 37219 (Address)

G-239077 bhc

WARRANTY DEED

FROM

Dennis C. Berglund and wife,

TO

Shirley J. Berglund

Jr.
Ben W. Duggan/and wife,

Jean B. Duggan

008944

IDENTIFICATION REFERENCE

JUL 30 3 12 PH '75

REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.