THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

BOOK 5044 PAGE 750

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BETTY D. DUGGAN	Dobson & Johnson, Inc	Map 42-13
(NAME) 209 Foxboro Drive	(NAME) 1109 J. C. Bradford Building	Par 56
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) Dollars,

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations,

I, MAXIE LEHMAN, whose wife, MAYNETTE M. LEHMAN, who for the purpose of relinquishing any right, title or interest, joins in this transaction, hereinafter called the GRANTOR

all my right, title and interest

have this day bargained and sold, and do hereby transfer and convey unto the said

BETTY D. DUGGAN (formerly known as Betty Lehman)

her (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows;

Land in Davidson County, Tennessee, being lot No. 2, on the Plan of Hedgewood Hills, Section 1, as of record in Book 2900, page 135, Register's Office for said County.

Beginning on the northeasterly margin of Vanoke Drive at the corner of Lots Nos. 2 and 3; thence with the line between said lots northeasterly 261.8 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots westerly 265.5 feet to the easterly margin of Foxboro Drive; thence with the same southerly 139,37 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 39.27 feet to the northeasterly margin of Vanoke Drive; thence with the same southeasterly 161.80 feet to the beginning.

Being the same property conveyed to Maxie Lehman by deed from Cecil E. Morris and wife, Novice H. Morris, of record in Book 4211, page 80, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,600.00

Subscribed and sworn to before me, this the 2nd day of July, 1976

Affiant Maxie Lehman

My commission expires: 12/5/79 (Affix Seal)

Notary Public Ruby Hunt

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 209 Foxboro Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE

her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE

her (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 2nd day of July, 1976 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maxie Lehman

Maynette M. Lehman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Maxie Lehman and Maynette M. Lehman

the within named 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 Madison, *Tennessee, this* 2nd *day of* July, *19* 76.

Notary Public

Commission expires 12-5-79

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 _____

WARRANTY DEED

FROM

MAXIE LEHMAN and wife, MAYNETTE M. LEHMAN

TO

BETTY DUGGAN

JUL-2 76 CONV *4,600.00
JUL-2 76 S'TAX B* 11.96
JUL-2 76 R'FEE B* .50
JUL-2 76 M'DEED B* 4.00 * 16.46

D 56670

IDENTIF. REFERENCE

JUL 2 11 42 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

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Chicago Title Insurance Company
CHICAGO, ILLINOIS