This deed prepared by: (jw) John P. Matthews, Attorney-at-Law, 30 Pryor St., SW, Atlanta, GA

MAIL TO:
LEWIS D. PRIDE
P. O. BOX 2707
NASHVILLE, TN. 37219

WARRANTY DEED

BOOK 5085 PAGE 439

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Equitable Life Assurance Society (NAME)	same (NAME)	
100 Peachtree Street (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	39
Atlanta, Georgia 30303 (CITY) (P. O. ZONE) (STATE)	same (CITY) (ZONE) (STATE)	19 (pt)

FOR AND IN CONSIDERATION of the sum of TEN and NO/100----------($10.00)----------
Dollars and other good and valuable considerations----------

JAMES L. DUGGER AND WIFE, ELIZABETH G. DUGGER

have this day bargained and sold, and do hereby transfer and convey unto the said THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION, ITS

(successors), heirs and assigns, certain real estate in ~~Rutherford~~ Davidson County, Tennessee, as follows:

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 degrees 30 minutes West 150 feet to a point; thence South 77 degrees 30 minutes East 545 feet, more or less, to a point in the center of a branch; thence continuing with said branch, North 71 degrees 19 minutes East 51 feet, North 2 degrees 15 minutes East 70 feet; North 18 degrees 06 minutes East 58 feet to a point; thence leaving said branch North 77 degrees 30 minutes West 610 feet, more or less to the beginning, containing 2 acres, more or less.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
Being the same property as was conveyed to the Grantors from Walter F. Duke and wife, Louise Marie Duke, by warranty deed dated August 29, 1974 and recorded in Book 4848, Page 526, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Trust Deed in favor of Fidelity Federal recorded in Book 4848, Page 528, said Register's Office.

EVERETT ROYAL U. NOTARY PUBLIC STATE AT LG.

STATE OF Georgia
COUNTY OF Fulton:

The actual consideration or value whichever is greater, for this transfer is $ 49,250.00

Affiant

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

My commission expires: 6-30-81 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 3892 Cantarrutti Road (House Number) (Street) Joelton, Tennessee (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 THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION, its

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

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said The Equitable Life Assurance Society of the United States, a New York Corporation, its

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

Witness our hands this 2nd day of October, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James L. Dugger

Elizabeth G. Dugger

BOOK 5085 PAGE 440

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Charles F. Andrews (type or print), a Notary Public in and for said County and State, JAMES L. DUGGER and wife, ELIZABETH G. DUGGER 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 Nashville Tennessee, this 23rd day of October, 19 76

Charles F. Andrews Notary Public

Commission expires 5/1/79

CHARLES F. ANDREWS NOTARY PUBLIC DAVIDSON COUNTY, TN

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.....

NOV-5 76	CONV	49,250.00			
NOV-5 76	S'TAX		B*	127.92	
NOV-5 76	PR'FEE		B*	.50	
NOV-5 76	W'DEED		B*	4.00	* 132.42

+

WARRANTY DEED

FROM
JAMES L. DUGGER AND WIFE, ELIZABETH G. DUGGER
TO
THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

D 75904

IDENTIF. REFERENCE

Nov 5 3 07 PH '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238