BOOK 5127 PAGE 847

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Joseph K. Dughman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 19 77

Notary Public

MY COMMISSION EXPIRES: 2-15-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Suite 303, 4515 Harding Rd., Nash., TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph K. Dughman (NAME)	Commerce Union Bank (NAME)	Map 117-16
1117 Grandview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Par. 158
Nashville, TN. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	16DA-06970

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, Joseph D. Johnson, Jr. and wife, Florence B. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph K. Dughman, unmarried

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, being Lot No. 55 on the Map of the Oriental Golf Club Subdivision, Section No. 1, not of record, described according to a copy of a survey thereof made December 17, 1938, by Z. J. Wilkinson, Surveyor as follows:

Beginning at a point in the southerly margin of Grandview Drive 166 feet east of the southeast intersection of said Drive and the Granny White Pike; thence with the margin of said Drive, easterly 75 feet to the common corner of Lots Nos. 55 and 56; thence with the line between said lots southerly 201.5 feet to a point; thence westerly 98 feet to a point; thence northerly 202.5 feet to the point of beginning.

Being the same property conveyed to Joseph D. Johnson, Jr. and wife, Florence B. Johnson by deed from George J. Spain, Jr. and wife, of record in Book 1470, page 272, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1117 Grandview Drive Nashville
(House Number) (Street) (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 hands this 23rd day of March, 19 77

Joseph D. Johnson
JOSEPH D. JOHNSON, JR.

Florence B. Johnson
FLORENCE B. JOHNSON

STATE OF TENNESSEE
Davidson County

BOOK 5127 PAGE 848

Personally appeared before me, Nancy M Moore Jr, a Notary Public in and for said County and State, the within named Joseph D. Johnson, Jr. and wife, Florence B. Johnson

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 Nashville, Tennessee, this 23rd day of March 19 77.

Commission expires 8-30-77

Nancy M Moore Jr
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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

WARRANTY DEED

FROM
JOSEPH D. JOHNSON, JR. and wife, FLORENCE B. JOHNSON

TO
JOSEPH K. DUGHMAN, unmarried

D 95440

IDENTIF. REFERENCE

MAR 25 11 00 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Book 8

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

MAR25 77 CONV 45,000.00
MAR25 77 S'TAX B* 117.00
MAR25 77 PR'FEE B* .50
MAR25 77 W'DEED B* 4.00 * 121.50