ORIGINAL

BOOK 5156 PAGE 089

This instrument was prepared by
GRISSIM AND GHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Keith A. Dugger, et ux	same	30-70
(NAME)	(NAME)	
3018 Ambrose		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------
----------($10.00)---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the balance of an indebtedness of record in Book 5095, page 684, Register's Office for Davidson County, Tennessee.

We, William C. Gifford and wife, Sue D. Gifford,

have bargained and sold, and by these presents do transfer and convey unto the said Keith A. Dugger and wife, Jane G. Dugger,

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

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by G. Barry Greer, and more particularly described as follows:

TRACT NO. 7:

Beginning at the westerly margin of Whites Creek Pike and 845.1 feet in a southerly direction from the northeast corner of Newlin Sanford property of record in Book 4536, page 141, and the northwesterly corner of Tract No. 6, thence along Tract No. 6 south 47° 50' W 1,184.8 feet to an iron pin, thence south 42° 30' E 180 feet, thence south 48° 17' W 350.8 feet to an iron pin, thence north 2° 5' E 439 feet, thence north 44° 50' E 1,248.4 feet to the westerly margin of Whites Creek Pike, thence along said margin south 36° 30' E 200 feet to the point of beginning.

Being the same property conveyed to William C. Gifford and wife, Sue D. Gifford by deed from H. Eugene Martin and wife, Virginia C. Martin of record in Book 5095, page 682, said Register's Office.

CO	10,500.00	MO	
WD	4.00	MS	
TD		ST	22.30
CC		ST	
MR		PF	.50
UCC		TOTAL	31.80

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(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 25th day of May, 1977.

William C. Gifford

Sue D. Gifford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Gifford and wife, Sue D. Gifford

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, this 25th day of May, 1977.

My commission expires 5-8-1978 Notary Public Doris D. Gifford

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 $ 10,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Keith A Dugger

Sworn to and subscribed before me
this 25th day of May, 1977.

My commission expires 5-8-78 Notary Public Doris D. Gifford

GRISSIM AND SHORT mail

This instrument was prepared by:
200 Court Square Building, Nashville, TN 37201

Name | Address

WARRANTY DEED

FROM William C. Gifford and wife, Sue D. Gifford

TO Keith A. Dugger and wife, Jane G. Dugger

E07953

IDENTIF. REFERENCE

JUN 8 1 53 PM '77

FELIX A. ALLISON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219