WARRANTY DEED

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THIS INDENTURE, made and entered into this 2nd day of March 19 78 by and between

WILLIAM E. DUGGAN AND WIFE, MARY K. DUGGAN of the first part, and

JAMES B. BAUGH and wife, HELEN P. BAUGH and MRS. PATRICIA A. BROWN of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said part ies of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said part ies of the second part the following described real estate, situated and being in Nashville the County of Davidson State of Tennessee.

Land in Davidson County, Tennessee, being Lot No. 49, of Hickory Bend, Section 7, as of record in Book 3600, page 29, Register's Office for said County. Said Lot No. 49 fronts 64 feet along the northerly margin of Oldfield Drive and runs back between parallel lines, measuring 150 feet to a line at the rear measuring 65 feet thereon.

Being the same property conveyed to William E. Duggan and wife, Mary K. Duggan by deed from Ralph Stevens Construction Company, Inc., of record in Book 4222, page 549, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part ies of the second part, their heirs and assigns in fee simple forever.

And the said part ies of the first part do hereby covenant with the said part ies of the second part that they lawfully seized in fee of the aforedescribed real estate: that they have a good right to sell and convey the same: that the same is unencumbered.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature s of the said part ies of the first part the day and year first above written.

William E Duggan

WILLIAM E. DUGGAN

Mary K Duggan

MARY K. DUGGAN

STATE OF TENNESSEE. COUNTY OF ~~SHELBY~~ DAVIDSON

On this 31st day of December 1977 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William E. Duggan and Mary K. Duggan to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written. My commission expires: 11-8-80

Jackie W. Chaffin
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR REGISTAR'S USE ONLY

State Tax .$

Clerks Fee $ .50

Total ....$

Paid

Deputy County Court Clerk

Revenue Stamps $

ST

The following information is not a part of this Deed.

Property Address 3402 Oldfield
Nashville, Tennessee 37214

Mail Tax Bill to Security Federal
Mortgage Corporation

This Instrument prepared by:
Clyde Paul Holland, Attorney

Map 97-5, Parcel 21

E53681

IDENTIF. REFERENCE

MAR 7 3 21 PM '78

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

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SECURITY TITLE CO., INC.

MEMPHIS, TENNESSEE

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 39,900.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James B. Baugh
Affiant

Subscribed and sworn to before me this the second day of March , 19 78 .

Thomas D. Gurley
NOTARY PUBLIC
My Commission Expires: Nov. 14, 1980
LARGE
STATE OF TENNESSEE

39,900.00

MAR-7 CONV B* 103.74
MAR-7 S'TAX B* .50
MAR-7 PR'FEE B* 4.00
MAR-7 W'DEED * 108.24

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