04-34-16096

FORM NO. WD-1

BOOK 5280 PAGE 226

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Kenneth L Dugan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 19 78

Notary Public

MY COMMISSION EXPIRES: 5/23/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GOODPASTURF, CARPENTER & WOODS, 1911 One Commerce Pl., Nashville, TN 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Dugan (NAME)	Security Federal Savings & Loan (NAME)	16DA-16046
4305 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	132-5-53
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37215 (CITY) (STATE) (ZIP)	

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~~ I, Edward Patrick Benfield, (Carla Benfield joins in this deed to convey any interest she may have)

HEREINAFTER CALLED THE GRANTOR~~S~~/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Dugan and wife, Diane F.

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. 11 on the Plan of Glendale Park, Section I, of record in Book 1130 page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 106 feet on the westerly side of Glendale Drive, and runs back 180 feet on the north line and 200 feet on the south line to a dead line in the rear and measures 106 feet thereon.

Being the same property conveyed to Edward Patrick Benfield by deed from Paul B. Anderson and wife, Catharine W. Anderson of record in Book 5076, page 247, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4305 Lealand Lane, Nashville, Tennessee 37215
(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 hand s this 1st day of May, 19 78

Edward Patrick Benfield Carla Benfield

Edward Patrick Benfield Carla Benfield

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Edward Patrick Benfield and wife, Carla Benfield

the bargainors, 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 1st day of May 19 78

Commission expires 5/23/79

Notary Public

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
EDWARD PATRICK BENFIELD,
et ux CARLA BENFIELD

TO
KENNETH L. DUGAN,
et ux DIANE F. DUGAN

E 62988

IDENTIF. REFERENCE

MAY 3 10 23 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-3 78	CONV	73,500.00			
MAY-3 78 S'TAX			B*	191.10	
MAY-3 78 PR'FEE			B*	.50	
MAY-3 78 W'DEED			B*	4.00	* 195.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.