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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Ricky C. Dugan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 1978.

Patti Hunt
Notary Public

MY COMMISSION EXPIRES: 3/29/80

(AFFIX SEAL)

This instrument prepared by:
GULLETT, STEELE, SANFORD & ROBINSON
230 Fourth Ave., N., Nashville, TN 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ricky Carl Dugan et ux (NAME)	Home Federal Savings & Loan Assn (NAME)	43-9
427 Dupont Avenue (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue No (STREET ADDRESS)	Par 194
Madison, Tn 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	A.E.

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, THOMAS LARRY RUSSELL, III AND WIFE, PATRICIA ANN RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY CARL DUGAN AND WIFE, CONNIE V. DUGAN

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 the westerly 1/2 of Lot No. 8 of Block "H" on the Map of Woodlawn Estates, as shown of record in Book 843, page 82, said Register's Office.

Said part of said lot fronts 50 feet on the northerly side of Dupont Avenue and runs back between parallel lines, 165.5 feet to a dead line.

Being the same property conveyed to Thomas Larry Russell, III by deed from Edna N. Mullins of record in Book 4809, page 234, said Register's Office, and to Patricia Ann Russell by deed of record in Book 4936, page 160, said Register's Office.

This is {unimproved (X) / improved} property, known as 427 Dupont Avenue, Madison, Tn 37115
(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 3rd day of May 1978

Thomas Larry Russell +++ Patricia Ann Russell

THOMAS LARRY RUSSELL, III PATRICIA ANN RUSSELL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named THOMAS LARRY RUSSELL, III AND WIFE, PATRICIA ANN RUSSELL

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 3rd day of May, 1978.

Commission expires 3/29/80

_____
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

PLEASE RETURN TO HOME FEDERAL
LOAN 554-053-0

WARRANTY DEED

FROM
THOMAS LARRY RUSSELL, III
AND WIFE,
PATRICIA ANN RUSSELL

TO
RICKY CARL DUGAN AND WIFE,
CONNIE V. DUGAN

E 63882

IDENTIF. REFERENCE

MAY 5 3 50 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-5-78	CONV	23,500.00			
MAY-5-78	S'TAX		B*	61.10	
MAY-5-78	PR'FEE		B*	.50	
MAY-5-78	W'DEED		B*	4.00	* 65.60