ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Michael H. Alexander and wife	Guaranty Mortgage Company	33 - 15
(NAME)	(NAME)	
912 Sun Valley Drive	783 Old Hickory Blvd.	Par 28.1a
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ----------------------------------
Ten and No/100 -- DOLLARS
Cash in hand paid by Michael H. Alexander and wife, Brenda J. Alexander, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated October 25, 1960, and payable as provided therein to Guaranty Mortgage Company, and secured by Deed of Trust executed by Horrace Lee Smith and wife, Catherine R. Smith, to Herschel Greer, Trustee, of record in Book 3146, page 475, said Register's Office for Davidson County, Tennessee. Said property is further encumbered by a Vendor's lien executed by Royce L. Dugan and wife, Candye S. Dugan, to Frank S. King, Jr., Trustee, of record in Book 5136, page 277, said Register's Office for Davidson County, Tennessee, which said unpaid balances of said indebtedness the said Michael H. Alexander and wife, Brenda J. Alexander, do hereby assume and agree to pay, we,

ROYCE L. DUGAN AND WIFE, CANDYE S. DUGAN

have bargained and sold, and by these presents do transfer and convey unto the said

MICHAEL H. ALEXANDER AND WIFE, BRENDA J. ALEXANDER

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

Being Lot No. 236 on the Map of Primrose Acres, Section III, of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 236 fronts 90 feet on the southerly side of Sun Valley Drive and runs back 289.9 feet on the westerly line and 310.7 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 93 feet thereon.

Being the same property conveyed to Royce L. Dugan and wife, Candye S. Dugan, by deed from Daisye S. Ramsay of record in Book 5136, page 277, Register's Office for Davidson County, Tennessee.

JUN-6-78 CONV 36,000.00
JUN-6-78 S'TAX B* 93.60
JUN-6-78 PR'FEE B* .50
JUN-6-78 W'DEED B* 4.00 * 98.10

unimproved ( )
This is improved (X) property, known as 912 (House Number) Sun Valley Drive (Street)

(P. O. Address) Madison, Tennessee (City or Town) 37115 (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 5th day of June, 1978.

Royce L. Dugan

Candye S. Dugan

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 Royce L. Dugan and wife, Candye S. Dugan

the bargainor, 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 Madison, Tennessee, this 5th day of June, 19 78.

My commission expires August 20, 1979 Notary Public Floyd M. Pate

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 $ 36,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael H. Alexander

Sworn to and subscribed before me this 5th day of June, 19 78.

My commission expires August 20, 1979 Notary Public Floyd M. Pate

This instrument was prepared by:
Frank P. Reynolds, Attorney, 216 Third Avenue, North, Nashville, Tennessee 37201
Name Address

WARRANTY DEED

FROM

ROYCE L. DUGAN AND WIFE,

CANDYE S. DUGAN

TO

MICHAEL H. ALEXANDER AND WIFE,

BRENDA J. ALEXANDER

E 6 9 4 4 2

IDENTIF. REFERENCE

JUN 6 2 18 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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