BOOK 5321 PAGE 599

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,600.00

James G. Dugger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 19 78

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Dugger (NAME)	Western Pacific Financial Corporation (NAME)	173-1
625 Cedarmont Drive (STREET ADDRESS OR ROUTE NUMBER)	555 North "D" Street (STREET ADDRESS)	140
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92402 (CITY) (STATE) (ZIP)	5DU 32288

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, Brent Valley Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Dugger and wife Teresa G. Dugger

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:

BEING Lot No. 21, on the Plan of Monte Carlo Estates, Section 2 B, a plat which is of record in Book 5050, Page 99, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Brent Valley Builders, Inc., by deed of record in Book 5220, Page 403, Register's Office for Davidson County, Tennessee.

RESTRICTIVE covenants of record in Book 5196, Page 649, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 625 Cedarmont Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37211 (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 seised 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 my hand this 31ST day of JULY, 19 78

BRENT VALLEY BUILDERS, INC.

BY: Jim L. Hall: Jim L Hall

BOOK 5321 PAGE 600

STATE OF TENNESSEE }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jim L. Hall and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ of the Brent Valley Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Jim L. Hall as such President, ~~and attesting the same by the said _____ as such~~.

Witness my hand and official seal at office at Nashville on this the 31ST day of JULY, 19 78.

My commission expires 1-21-81 _____ Notary Public

E 81252

IDENTIF. REFERENCE

Aug 7 10 50 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Brent Valley Builders, Inc.

TO
James G. Dugger

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL PARK
HERMITAGE, TENNESSEE 37076

AUG-78	CONV	44,600.00		
AUG-78	S'TAX		B*	115.96
AUG-78	PR'FEE		B*	.50
AUG-78	W'DEED		B*	4.00
			*	120.46