BOOK 5439 PAGE 457

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

John T. Dugger, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 79

Notary Public

MY COMMISSION EXPIRES: 10/27/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty., 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Dugger, Jr. (NAME)	Same (NAME)	15DZ 29220 69-13-26
3720 Cedarwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DZ 29225 62-9-42
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DZ 29230 62-9-41
		15DZ 29020 62-9-74

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, GEORGE A. TRAYWICK and wife, JENNIE C. TRAYWICK

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN T. DUGGER, JR.

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:

TRACT 1:

BEING the southerly 35 feet of Lot No. 10 and all of Lots Nos. 11 and 12 on the Map of Riverwood Subdivision, being a subdivision of the east part of Lot No. 4 in the Division of the Williams Land, as of record in Book 547, page 62, Register's Office for said County.

SAID part of Lot No. 10 fronts 35 feet on the easterly side of a 30 foot Avenue and runs back between parallel lines, 281 feet on the southerly line and 281 feet, more or less, on the northerly line, to Cumberland River, measuring 35 feet thereon.

SAID Lot No. 11 fronts 100 feet on the easterly side of a 30 foot avenue and runs back between parallel lines, 281 feet on the north line and 278 feet on the south line, to Cumberland River, measuring 100 feet thereon.

SAID Lot No. 12 fronts 100 feet on the easterly side of a 30 foot avenue and runs back between parallel lines, 278 feet on the north line and 275 feet on the south line, to Cumberland River, on which it measures 100 feet.

TRACT 2:

BEING a part of the undivided land lying east of Lot No. 27 on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of an unnamed Avenue in the southerly line of the property conveyed to Mrs. Rena Armstrong by deed from Charles L. Cornelius and wife, of record in Book 1110, page 658, said Register's Office; thence with said Avenue southwardly to a stone; thence south 6-3/4 degrees east 92 feet to a stone; thence north 40-1/2 degrees west 109 feet to a stake; thence north 26 degrees west 161 feet to a stake; thence north 13-1/2 degrees west 146 feet to Armstrong's southwest corner; thence with their southerly line eastwardly 70 feet, more or less, to the beginning.

CONTINUED . . . .

This is unimproved ( ) improved (X) property, known as 3720 Cedarwood Drive, Nashville, TN 37216
(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 16th day of May, 19 79

George A. Traywick
GEORGE A. TRAYWICK

Jennie C. Traywick
JENNIE C. TRAYWICK

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named George A. Traywick and wife, Jennie C. Traywick

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 16th day of May, 19 79

Commission expires 10/17/82

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
George A. Traywick

TO
John T. Dugger, Jr.

Please record and file in Box 7

F 30766

T
IDENTIF. REFERENCE

MAY 23 11 25 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ss,

ck

TRACT 3:

BEING the northerly 65 feet of Lot No. 10 on the Map of Riverwood Subdivision, being a subdivision of the east part of Lot 4 in the division of the Williams Land, as of record in Book 517, page 62, Register's Office for said County.

SAID part of Lot No. 10 fronts 65 feet on the easterly side of Cedarwood Drive, and runs back between parallel lines approximately 279 feet to the Cumberland River.

BEING the same property conveyed to George A. Traywick and wife, Jennie C. Traywick, by deed from Latham S. Davis, and wife, Elizabeth S. Davis, of record in Book 4649, page 967, said Register's Office.

334.70 - CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5439 PAGE 459

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY		MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE		ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE		ST - STATE TAX MORT.
TD - TRUST & DEED			PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			330.20	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	334.70-
			4611A05/23/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30766

IDENTIF. REFERENCE

MAY 23 11 25 AM '79

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

No. 685691