WARRANTY DEED

9257 07/26 107.00- 07/26 THIS INSTRUMENT WAS PREPARED BY BOOK 5471 PAGE 543

ROCHELLE & CALLIS — ATTORNEYS AT LAW

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Thomas E. DuBois	Thomas E. DuBois	Map - 134-4
(NAME)	(NAME)	
1608 Citation Drive	1608 Citation Drive	Parcel - 20
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37217	2D-08980
(CITY) (STATE) (P.O. ZIP)	(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, CLIFFORD JAMES BORGMAN and wife, BRENDA JEAN BORGMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS E. DuBOIS and wife, MARGIE C. DuBOIS

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. 217 on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office of Davidson County, Tennessee.

Said Lot No. 217 fronts 127.85 feet on the northwesterly side of Citation Drive and extends back 161.34 feet on the northeasterly line and 155 feet on the southwesterly line, to a dead line, measuring 60.96 feet thereon.

Being the same property conveyed to Clifford James Borgman and wife, Brenda Jean Borgman by deed of record in Book 4600, Page 813, Register's Office of Davidson County, Tennessee.

unimproved( )
This is improved (X) property, known as 1608 Citation Drive, Nashville, Tennessee 37217

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, successors, assigns 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.

POSSESSION to be given August 4, 1979.

Witness our hands this 16th day of July, 1979.

X Clifford James Borgman X Brenda Jean Borgman

CLIFFORD JAMES BORGMAN BRENDA JEAN BORGMAN

BOOK 5471 PAGE 544

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CLIFFORD JAMES BORGMAN and wife, BRENDA JEAN BORGMAN the bargainor(s) XXXXXXXXXXXXXXXXX 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 July, 1979

My Commission Expires: July 29, 1979

Mary Ellen Applebury
Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, Themselves) to be the _____ and _____ respectively of _____ the within named bargainor, a corporation, and that (he. they) 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 official seal at office at _____

this ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
CLIFFORD JAMES BORGMAN
et ux, BRENDA JEAN BORGMAN

TO
THOMAS E. DuBOIS et ux,
MARGIE C. DuBOIS

F. 42291

IDENTIF. REFERENCE

JUL 26 9 27 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Read
Rochelle & Callis
ATTORNEYS
~~LEBANON~~ and MT. JULIET
TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 39,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Thomas E. DuBois
Affiant

Subscribed and sworn to before me this the 24 day of July, 1979.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-20-81

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

BOOK 5471 PAGE 545

RECEIVED OF _____

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
			39000.00- CO	
			101.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	107.90-
9257A	07/26/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 42291

IDENTIF. REFERENCE

JUL 26 9 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 699907