557F 06/20 29.50- CHECK

FORM NO. WD-1

BOOK 5615 PAGE 592

STATE OF TENNESSEE }
COUNTY OF ~~XXXXXXXXX~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

A. A. Dugger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 1980

Sarah M. Cooley
Notary Public

MY COMMISSION EXPIRES: 4-19-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

mail

Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. A. Dugger (NAME)	Same (NAME)	Map 70-9
2216 Courtney Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 70
Nashville, TN. 37218 (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~~ I, Viola Cousins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. A. Dugger

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, all right, title, claim and interest in and to A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by E. J. Miller, Jr., & Company of Nashville, Tennessee, dated February 20, 1963, and designated thereon as Tract "A", described as follows:

BEGINNING at a point in the centerline of Forte Road, the SE corner of this tract, and Lankford's NE corner; thence leaving said Road, along Lankford's easterly line, N 89° W 270.0 feet to an iron pin, the SW corner of this tract and a SE corner of Alexander; thence along Alexander's line, N 1° E 171.0 feet to an iron pin; thence continuing with Alexander, S 89° 10' E 253.0 feet to a point in the centerline of Forte Road; thence along said centerline, S 20° 30' E 46.0 feet to a railroad spike, and S 1° W 125.0 feet to the point of beginning.

AND BEING the same property conveyed to A. A. Dugger and Viola Cousins, by deed from Percie M. Dugger, a widow, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

The purpose of this conveyance is to convey all right, title, claim and interest, that Viola Cousins has in the above described property, to A. A. Dugger.

unimproved ( )
This is improved ( ) property, known as _____
(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 my hand this 19th day of June, 1980

Viola Dugger Cousins

STATE OF TENNESSEE
~~Davidson~~ Cheatham County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee, this 19th day of June 1980

Commission expires 10-19-82

Janet M. Bradley
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

VIOLA COUSINS

TO

A. A. DUGGER

F 9 4 5 0 8

IDENTIF. REFERENCE

JUN 20 4 19 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5615 PAGE 594

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			23.40	CO TX
			.50	PRFEE
			6.00	MOETD
				CHECK 29.90-
			557BA06/20/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 94508

IDENTIF. REFERENCE

JUN 20 4 19 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 764013