This instrument prepared by:
John W. Wagster
HOLLINS, WAGSTER & YARBROUGH P.C.
8th Floor, Third National Bank
Nashville, Tenn. 37219

WARRANTY DEED

BOOK 5716 PAGE 868

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Dugger Jr. (NAME)	SAME (NAME)	Map 51 Parcel 163
3018 Ambrose Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 51-16 Parcel 12
Nash TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Map 51-16 Parcel 13

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand dollars ----------
---------- *Dollars,*

cash in hand paid by the said Grantee, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ben R. Betty, III, and wife Nancy Betty, hereinafter called Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said John T. Dugger, Jr., hereinafter called Grantee

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Two tracts of land as described in Exhibit A and Exhibit B attached hereto and made a part hereof,being all of Tract 3 and a portion of Tract 2 of the property conveyed to Ben R. Betty by Third National Bank, Executor under the will of Newman Cheek, deceased of Record in Book 5523, Page 172, R.O.D.C., all as described on a survey made by Michael V. Holmes and Associates, Inc., updated on January 5, 1981.

This conveyance is made subject to the following:

1) Existing water and sewer lines and easements of record granted to Madison Suburban Utility District.
2) Flowage easements granted to United States of America and of Record in R.O.D.C.
3) Sanitary sewer and/or storm drainage easements of Record granted to Metropolitan Government.
4) Easement for flow of creek located within premises.
5) Fifty foot wide roadway easement reserved by sellers from Brush Hill Road across demised property to vicinity of sellers driveway on the property adjacent to that conveyed herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $200,000.00

Subscribed and sworn to before me, this the 3rd day of March, 1981

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as stated above and for 1981 taxes which have been prorated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 3rd *day of* March, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5716 PAGE 869

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Ben R. Betty III and Nancy Betty

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that we *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at [illegible] *Tennessee this* 3rd *day of* March, *19*81

Commission expires June 21, 1984 [illegible] *Notary Public*

DONNA H. ROBINSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

631582

IDENTIFICATION REFERENCE

MAR 3 12 37 PM '81

DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

PUSH

WARRANTY DEED

FROM
Ben R. Betty III et ux

TO
John T. Dugger Jr.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

LEGAL DESCRIPTION

LOTS # 19 & 20

A. J. McCaughey's Second Haysboro Subdivision

BLOCK # 3

BEGINNING at an iron pin at the North end of Brush Hill Road. Said point being the North East corner of Lot # 20, A. J. McCaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, R.O.D.C.. Said iron pin also being the common corner of the subject property and the Estate of Mr. Newman Cheek, deceased.

Thence along the Westerly margin of Brush Hill Road, South 7° 52'30" West 200.00 feet to an iron pin, said pin being the common corner of the subject property and the Lewis V. and Maude H. Lampley property, of record in Book 1848, Page 105, R.O.D.C.. Thence along said common line North 82°15'40" West 376.00 feet to an iron pin, said pin being the South West corner of Lot # 19 of the afore mentioned Subdivision. Thence North 7°52'30" East 200.00 feet to an iron pin, said pin being the North West corner of subject property and being a common corner of the Newman Cheek Estate. Thence along a common line North 82°15'40" West 376.00 feet to the POINT OF BEGINNING.

EXHIBIT B

LEGAL DESCRIPTION

BEGINNING at an iron pin in the West Right Of Way of Brush Hill Road and being the North East corner of Lot #20, A.J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, R.O.D.C.. Thence along Northerly line of Lot #20, North 82°15'40" West 376.00 to an iron pin in the Centerline of Love's Branch Creek, thence North 77°06'39" West 131.51 feet to an iron pin in the Eastern Boundary of Spring Hill Cemetary. Thence with said Eastern Cemetary Line and the Westerly meanders of Cheek Lake, North 36°14'36" East 55.27 Feet to an iron pin. Thence North 56°44'39" East 78.53 Feet to an iron pin; thence North 57°20'23" West 36.65 feet to an iron pin, thence North 36°45'07" West 41.73 feet to an iron pin. Thence North 8°31'10" East 52.49 feet to an iron pin, thence North 18°09'23" East 50.15 feet to an iron pin, thence North 36°39'23" East 84.01 feet to an iron pin; Thence North 21°49'23" East 85.60 feet to an iron pin; thence North 3°17'23" East 61.58 feet to an iron pin; thence North 25°08'23" East 71.13 feet to a concrete monument. Thence crossing Cheek Lake South 58°19'53" East 300.69 feet to an iron pin on East side of Lake; Thence South 60°46'22" East 326.76 feet to an iron pin. Thence North 77°58'38" East 116.26 feet to an iron pin; thence South 81°38'35" East 178.47 feet to witness point on the river bluff. Thence with said witness line South 24°07'12" West 180.24 feet to a point. Thence South 17°01'09" West 169.76 feet to a fence post on said river bluff. Thence leaving said witness line and river bluff, North 82° 15'40" West 392.48 feet to the POINT OF BEGINNING, containing 8.087 Acres, according to a survey made by Michael V. Holmes and Associates, Inc., dated January 5, 1981.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5716 PAGE 872

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

20000.00-	CO
520.00	CO TX
.50	PRFEE
12.00	WDEED
CHECK	532.50-
2696A03/03/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 5 8 2

IDENTIF. REFERENCE

MAR 3 12 37 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 809483