FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$47,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 1984.

Notary Public

MY COMMISSION EXPIRES: 7/15/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD W. CRUZ (NAME)	City Federal Savings & Loan Association (NAME)	MAP 96-16
3344 Percy Priest Drive (STREET ADDRESS OR ROUTE NUMBER)	1141 E. Jersey Street (STREET ADDRESS)	PAR 10
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Elizabeth, New Jersey 07201 (CITY) (STATE) (ZIP)	3DZ-81440

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, DANIEL LEE DUGGER AND WIFE, FAITH I. DUGGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD W. CRUZ and wife, TERESA A. CRUZ

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:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hickory Bend, Section 5, as of record in Book 3600, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Daniel Lee Dugger by quitclaim deed from Joyce A. Dugger, of record in Book 5409, Page 522, Register's Office for Davidson County, Tennessee. The said Daniel Lee Dugger having since married. The said Faith I. Dugger, wife of Daniel Lee Dugger joins in this conveyance for the purpose of conveying all her marital rights in subject property.

1:38 1:01

IDENTIF. REFERENCE

JUL 23 12 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/23-130.00-CHECK

This is improved ( ) unimproved ( ) property, known as 3344 Percy Priest Drive, Nashville, Tn. 37217
X (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 13th day of July, 1984

DANIEL LEE DUGGER

Faith I. Dugger

5992

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 DANIEL LEE DUGGER AND WIFE, FAITH T. DUGGER

the bargainors, 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 13th day of July, 1984.

Commission expires 4-19-87

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
DANIEL LEE DUGGER

TO
RICHARD W. CRUZ
TERESA A. CRUZ

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			47500.00- CAMT.	
			123.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.00-	
5992A	07/23/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 1 0 1

IDENTIF. REFERENCE

JUL 23 12 51 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0054981