File Box 3

FORM No. WD-4

BOOK 6436 PAGE 173

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 19 84

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Realty Trust Services (NAME)	First Atlanta Mortgage Corp. (NAME)	147-10
2401 Hillsboro Road, Suite 100 (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtree Street N. E. (STREET ADDRESS)	190
Nashville, Tennessee 37212 (CITY) (STATE) (P.O. ZIP)	Atlanta, Georgia 30308 (CITY) (STATE) (ZIP)	6DU-67996

FOR AND 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, Michael W. Dugger, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Realty Trust Services

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. 23 on the Plan of Parkview Estates, Section Two, of record in Plat Book 3700, page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael W. Dugger by Divorce Decree of record in Book 5622, page 424, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 4094, page 686, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS conveyance is subject to a Deed of Trust executed by Michael W. Dugger and wife, Sara C. Dugger to Molton, Allen & Williams, dated April 24, 1978, with a present unpaid principal balance of approximately $35,713.39, of record in Book 5331, page 107, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is ( ) unimproved (XX) improved property, known as 533 Adamwood Drive, (House Number) (Street), Nashville, Tennessee 37211 (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 heir 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 covey 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 16th day of November, 19 84

Michael W. Dugger

BOOK 6436 PAGE 174

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Dugger, a single person

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 1984.

Commission expires 1-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

1048 11/30 146.90- CHECK

166688

IDENTIF. REFERENCE

Nov 30 8 19 AM '84

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Michael W. Dugger

TO

Realty Trust Services

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEIDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6436 PAGE 175

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

54000.00- CAMT.
140.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.90-
1048A11/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 66688

IDENTIF. REFERENCE

NOV 30 8 19 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0088979