PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

B 4421

WARRANTY DEED

BOOK 6493 PAGE 565

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John William Currey, et ux 804 Templeton Road Nashville, TN 37205	Same	Map 133-06 Parcel 140

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J. W. Dugan and wife, Etta Sullivan Dugan, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto John William Currey and wife, Marie Dugan Currey, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being lot No. 1 on the Plan of Patterson Gardens Subdivision, Section 2, as of record in book 2330, page 42, Register's Office for Davidson County, Tennessee.

Said lot No. 1 fronts 73.3 feet on the southerly side of Hewlett Drive and runs back 150 feet on the west line and 150 feet on the east line to a dead line, measuring 72.7 feet thereon.

Being the same property conveyed to J. W. Dugan and wife, Etta Sullivan Dugan, by deed of record in Book 3532, page 89, Register's Office for Davidson County, Tennessee.

This is improved property known as 3505 Hewlett Drive, Nashville, TN 37211.

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 our hands this 11th day of February, 1985.

J.W. Dugan

Etta Sullivan Dugan

1501 02/15 10:59- CUSH 1834.50

T IDENTIF. REFERENCE

FEB 15 2 24 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6493 PAGE 566

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. W. Dugan and wife, Etta Sullivan Dugan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of February, 1985.

Peggy Thomas
Notary Public
My Commission expires: 4-21-85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.

Marie Dugan Currey
Affiant

Sworn to and subscribed before me this 11 day of February, 1985.

Peggy Thomas
Notary Public
My Commission expires: 4-21-85

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

RECEIVED OF _____

FOR _____

BOOK 6493 PAGE 567

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
1601A02/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 4 5 0

IDENTIF. REFERENCE

FEB 15 2 24 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 108980