File Box 24

BOOK 6916 PAGE 106

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $31,724.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1986.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Scott Dugger & Brenda K. Dugger (NAME)	Bailey Mortgage Company (NAME)	Map 96-14
3104 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 22784 (STREET ADDRESS)	Par. 17
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Jackson, MS 39225 (CITY) (STATE) (ZIP)	3DZ-59770

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, Helen J. Baker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Scott Dugger and wife, Brenda K. Dugger

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. 783 on the Plan of Cloverhill, Section 10, as of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Helen J. Baker by deed from Jimmy E. Cole and wife, Delores A. Cole of record in Book 5912, page 36, Register's Office for Davidson County, Tennessee.

Except for a certain mortgage to Bailey Mortgage Company, recorded in Book 5912, page 39, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

Grantees hereby assume and agree to pay the 2nd mortgage payable to Third National Bank of record in Book 6581, page 694, said Register's Office.

THIS conveyance subject to such easements and setback lines of record in Book 2331, page 57, and such restrictive covenants of record insaid Register's Office.

CHECK 0 0 5 2 0 0 5

IDENTIFICATION REFERENCE

JUL 14 2 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

This is improved (XX) property, known as 3104 Lakeland Drive Nashville, TN 37214 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 7th day of July, 1986

Helen J. Baker

07 4

3723

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Helen J. Baker

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 Nashville, Tennessee, this 7th day of July 1986

Commission expires 5/13/89

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

Helen J. Baker

TO

J. Scott Dugger and wife,

Brenda K. Dugger

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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
			31724.55- CNTY.	
			80.76 CSTBX	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	95.26-
6723A	07/14/86	SAL		.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20059

IDENTIFICATION REFERENCE

JUL 14 2 05 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 270111