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29963

IDENTIFICATION REFERENCE

AUG 8 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Billie Jean Tune
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF August, 1986.

William B. Bruce
Notary Public

MY COMMISSION EXPIRES: April 18, 1987
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. BRUCE, 1610 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219

NAME	ADDRESS

ADDRESS OF PROPERTY:

711 Lynwood Blvd.
Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph K. Dughman and Peggy C. Dughman 3818 Woodmont Lane Nashville, TN 37215	Joseph K. Dughman Peggy C. Dughman 1610 Parkway Towers Nashville, TN 37219	130-7-65 BM 01815

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, I, BILLIE JEAN TUNE, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH K. DUGHMAN AND WIFE, PEGGY C. DUGHMAN, 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 the northerly part of Lot No.186 on the Map of Royal Oaks Land Company's Sub. of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown on and described according to a copy of an unrecorded plan said part of said Sub. made by W. B. Southgate, Surveyor, as follows: According to said unrecorded plan said part of said lot fronts 101 feet on the westerly side of Lynwood Boulevard and runs back between lines 275 feet on the northerly line and 277 feet more or less on the southerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Billie Jean Tune, unmarried, by deed from Sara Agnes Graham, unmarried, of record in Book 6103, page 126, Register's Office for Davidson County, Tennessee.

This is improved property, known as 711 Lynwood Blvd., Nashville, Tennessee 37205.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. 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 my hand this 8th day of August, 1986.

Billie Jean Tune
BILLIE JEAN TUNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William B. Bruce, a Notary Public in and for said County and State, the within named BILLIE JEAN TUNE, 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 8th day of August, 1986.

William B. Bruce
NOTARY PUBLIC

My Commission Expires: April 19, 1987

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

105000. 00- CASH
294.00 CSTAX
.50 RPTF
6.00 MISC
CHECK 300.50-
8168A08/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 9 6 3.

IDENTIFICATION REFERENCE

Aug 8 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281296