B649

BOOK 7008 PAGE 691

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 1986.

Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

Mortgagee: First Southern Savings & Loan Association

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph K. Dughman et ux (NAME)	NEW OWNER (NAME)	Map 130 - 2
404 Leake Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 91
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# BM 07360

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, Geoffrey S. Hicks and wife, Pat P. Hicks

HEREINAFTER CALLED THE GRANTORS, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Country Club Land Company's Subdivision, as of record in Book 3300, page 21, Register's Office for said County, and to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Geoffrey S. Hicks and wife, Pat P. Hicks by deed from Janet S. Grant, unmarried of record in Book 5489, page 39, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for 1986 for which Grantees will be responsible and the matters set forth on said plan.

52534

IDENTIFICATION

Oct 14 1 29 PM '86

This is unimproved ( ) improved (X) property, known as 404 Leake Avenue, Nashville, Tennessee 37205
(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 our hand s this 3rd day of October, 1986

Geoffrey S. Hicks

Geoffrey S. Hicks

Pat P. Hicks

Pat P. Hicks

STATE OF TENNESSEE
Davidson County

BOOK 7008 PAGE 605

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Geoffrey S. Hicks and wife, Pat P. Hicks

the bargainor s, 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 3rd day of October 19 86

Commission expires 7-17-88

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

Geoffrey S. Hicks and wife,

Pat P. Hicks

TO

Joseph K. Dughman and wife,

Peggy C. Dughman

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7008 PAGE 606

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

2350.00- CAPIT.
658.00 CSTAX
.50 PRFE
6.00 WDLT
CHECK 6[illegible]4.50-
3069A10/14/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52534

IDENTIFICATION REFERENCE

Oct 14 1 30 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN

No. 00093