Standard Form RE1001 - General Warranty Deed

This Instrument Prepared by: R. W. Hardison, Attorney at Law
710 N. Main Street, P. O. Box 1505, Columbia, TN 38402-1505 Mail

Send Tax Bills To:	Owner:
First Farmers & Merchants	M. Donald Dugger
816 S. Garden	308 Rolling Mill Rd.
Columbia, TN 38401	Old Hickory, TN 37138

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $ 158,500.00.

X Mary Donald Dugger
Affiant

Subscribed and sworn before me this 15th day of August, 1988.

Jana Robertson
Notary Public

Commission Expires: 10-22-91

D E E D

This indenture is made and entered into this 15th day of August 1988 between Dr. James K. Hitchman, and wife, Ann Hitchman (GRANTOR) and M. Donald Dugger, and wife, S. Janice Dugger (GRANTEE).

For and in consideration of ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and conveys unto Grantee, the following described tract or parcel of land:

(See Exhibit A attached hereto and incorporated herein by reference.)

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered except for restrictions of record in Book 3938 at page 311 and Book 3816 at page 544 in the Davidson County, Register of Deeds office and easements of record in Book 3700 at page 28 in the same said office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-mentioned tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Dr. James K. Hitchman

Ann Hitchman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Dr. James K. Hitchman, and wife, Ann Hitchman and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 19th day of August, 1988.

SEAL

Notary Public
Commission Expires: 10-22-91

EXHIBIT A

SITUATE in Davidson County, Tennessee, and more particularly described as all of Lot 78 on the Plan of Brandywine Farms, Section 2, as shown by a map of record in Book 3700 at page 28 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to Dr. James K. Hitchman, and wife, Ann Hitchman by instrument dated June 29, 1977 of record in Book 5167 at page 161 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 54-14-27)

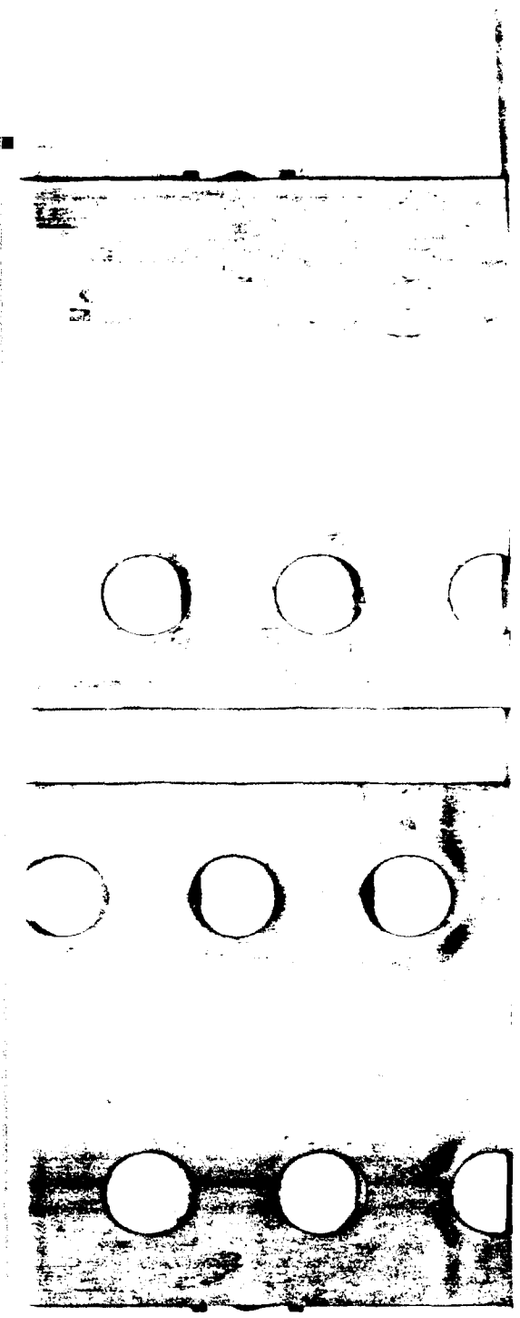
6.1.0.6.8.

IDENTIFICATION REFERENCE

Aug 23 9 07 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9823 08/23 0101 03CHECK 529.55



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7633 PAGE 452

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 158500.00
CON TX 523.05
PRFEE 0.50
WDEED 6.00
TOTAL 529.55
CHECK 529.55

08/23/88 01 09:09 0001 9823

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61068

IDENTIFICATION REFERENCE

AUG 23 9 07 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126346