THIS INSTRUMENT PREPARED BY:
Loffi and Associates
18th Floor, 1st American Center
Nashville, TN 37238

Box 56

WARRANTY DEED

BOOK 7737 PAGE 838

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Daniel J. Dugan (NAME)	Mortgage Specialists, Inc. (NAME)	62-2A-154
2820 Steamboat Drive (STREET ADDRESS OR ROUTE NUMBER)	2285 Murfreesboro Road (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

Cash in hand paid by Daniel J. Dugan and wife, Colleen M. Dugan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Ken Lokey Homes, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Daniel J. Dugan and wife, Colleen M. Dugan

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of River Trace estates, Phase I, Section II, of record in Book 6900, pages 158 and 159, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Ken Lokey Homes, Inc., by deed of record in Book 7624, page 775, Register's Office for Davidson County, TN.

97155.

IDENTIFICATION REFERENCE

Dec 28 2 42 PM '88

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 $ 59,870.00

Subscribed and sworn to before me this the 22 *day of* December *19* 88

My commission expires: 9/26/92 *(Affix Seal)*

Affiant Robert M. Loffi

Notary Public

unimproved ( )
This is improved (X) property, known as 2820 Steamboat Drive, Nashville, TN 37214
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 22 *day of* December *19* 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

KEN LOKEY HOMES, INC.

Kurt Watzek

By: Kurt Watzek
Its: President

BOOK 7737 PAGE 839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Kurt Watzek, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* president *of the* Ken Lokey Homes, Inc., *the within named bargainor, a corporation, and that* he *as such* president *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* president.

Witness my hand and seal, at office in Nashville, TN, *this* 22 *day of* December, *19* 88.

Robert M Hill *Notary Public*

Commission expires 9/26/92

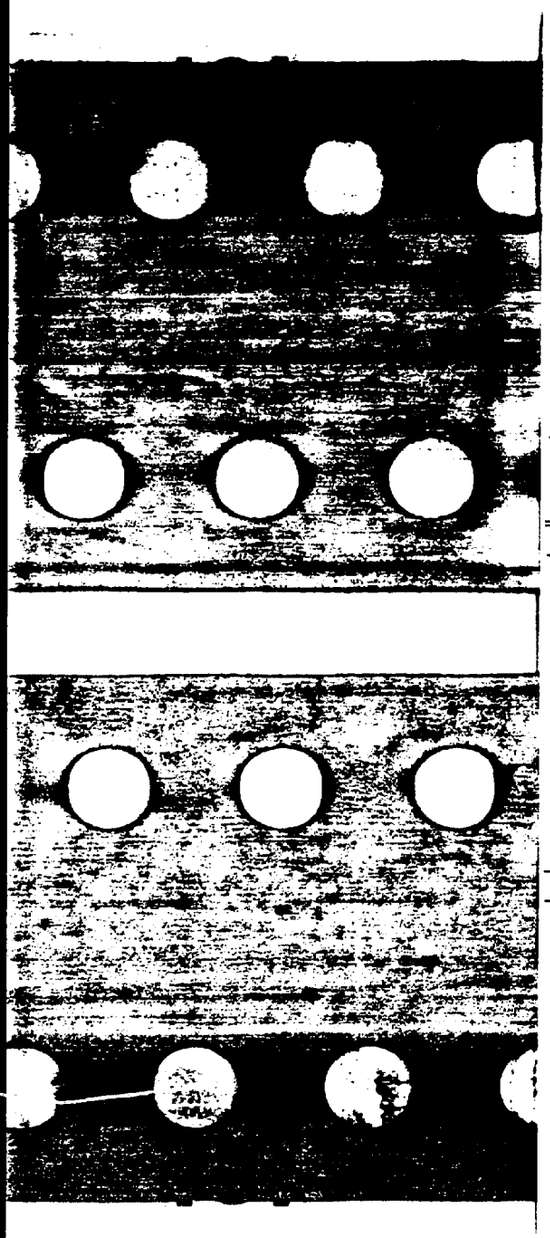
NOTARY PUBLIC
21/1993

WARRANTY DEED

FROM

TO

1843 12/28 0101 03CHECK 204.17



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

RECEIVED OF _____

FOR _____

BOOK 7737 PAGE 840

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

CAMT 59870.00
CON TX 197.67
PRFEE 0.50
MISC 6.00
TOTAL 204.17
CHECK 204.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/88 01 14:43 0001 1843

97 I 55

IDENTIFICATION REFERENCE

Dec 28 2 42 PM '88

FELIX Z. WILSON II REG.
DAVIDSON COUNTY.

No. 167968