WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Allison A. Dugger and wife, Sally Dugger 131 Babbs Drive Whites Creek, Tn. 37189	Same	21-328

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me this 4th day of September 1990.

Notary Public

My Commission Expires:
[illegible]

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we W.C. Gifford and wife Sue Gifford, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Allison A. Dugger and wife, Sally Dugger , hereinafter referred to as Grantees, their heirs, successors 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. 11 of the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Bruce Rainey, #823, and known as Job NO. 80-247, as follows:

Lot No. 11 begins at a point in the southerly boundary of Clarksville Highway at a point in the center of a privately maintained road (Babbs Road); thence S 29° 16' 55" W 303.15 feet along the center of said private road to a point; thence along the center of said private road S 34° 33' 50" W 400.00 feet to a point at a curve in said private road; thence S 04° 03' 04" E 100 feet to a point; thence S 37° 30' 16" E 264.53 feet along the center of said road to a point in the common boundary between Lots 11 and 10; thence along the common boundary between said lots S 52° 29' 44" E 259.13 feet to a point in the southeasterly boundary of said tract; thence N 23° 16' 03" E 1082.79 feet along the southeasterly boundary to a point; thence N 28° 00' E 634.44 feet along the southeasterly boundary of said tract to a point in the southerly boundary of Clarksville Highway; thence along the southerly boundary of Clarksville Highway N 82° 23' 13" W 180.95 feet to the point of beginning.

Being the same property conveyed to W.C. Gifford by deed from John L. Shipp and wife, Nancy L. Shipp of record in Book 8185 page 533 Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as 131 Babbs Road, Whites Creek, Tennessee.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of September, 1990.

W. C. Gifford

Sue Gifford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of September, 1990, before me personally appeared W. C. Gifford and wife, Sue Gifford to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of September, 1990.

Notary Public

My Commission Expires:
11/26/91

5 4 7 1.4

RECEIVED FOR RECORD
SEP 4 3 26 PM '90
DAVIDSON COUNTY, TENN.

PICK-UP

5820 09/04 0101 03CHECK 469.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8188 PAGE 780

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

140000.00
CON TX 462.00
PRFEE 1.00
MRFEE 6.00
TOTAL 469.00
CHECK 469.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/90 01 15:28 0001 5820

5471.4

IDENTIFICATION

SEP 4 3 26 PM '90

FELIX Z. WILSON

No. 352509