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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF August, 1991

Notary Public

MY COMMISSION EXPIRES 5-28-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
James Glenn Dugger, Jr. (NAME)	Same/None (NAME)	24WO1520
2405 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-16-0-202.00
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Clyde Burden and Edward James Voekel, Administrator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Glenn Dugger, Jr.

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 the northerly half of Lot No. 167 on the plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

Said part of said Lot No. 167 fronts 50 feet on the westerly margin of Oakland Street or Avenue and extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Nell V. Burden by deed from Clifton M. Voekel of record in Book 4430, page 133, said Register's Office. Nell V. Burden having died leaving said property to Clyde Burden by Will of Record in Will Book 176, page 45 under Probate File #97766, Probate Office said County. *

This conveyance is made subject to matters set forth in the above referenced plan of record.

*By decree of the probate court entered August 19, 1991 the court approved and directed the sale of this asset on behalf of the estate.

Edward James Voekel signs for Clyde Burden as his Attorney-in-Fact pursuant to a Durable Power of Attorney of record in Book 8422, page 580, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2405 Oakland Avenue (House Number) (Street) Nashville, TN (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 my hand this 19th day of August, 19 91

Clyde Burden and Edward James Voekel, Administrator

BY: Edward James Voekel

Edward James Voekel, Attorney-in-Fact and
Administrator

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Edward James Voekel, Administrator

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

WITNESS my hand, at office, this 19th day of August, 19 91

NOTARY PUBLIC

My commission expires: 5-28-95

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as.

WITNESS my hand and seal, at office in, this day of, 19

NOTARY PUBLIC

My commission expires:

5827 08/22 0101 036HECK 79.45

AUG 22 3 26 PM '91

4109

WARRANTY DEED

FROM Clyde Burden

TO James Glenn Dugger, Jr.

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edward Voekel with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Clyde Burden as his Attorney-in-Fact as the free act and deed of the within named James Edward Voekel.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of August, 1991.

Notary Public

My Commission Expires: 5-28-95

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

CAMT	18500.00
CON TX	68.45
PRFEE	1.00
WDEED	6.00
TOTAL	75.45
CHECK	75.45

08/22/91 01 15:27 0001 5827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41009

IDENTIFICATION

AUG 22 3 26 PM '91

No. 452337