mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary Dale Gray 3621 Forte Road Joelton, TN 37080	Same as New Owner	Map 27 Parcel 160.02

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BETTY D. GRAY, LORETTA D. ALEXANDER, CLARINE D. NANNIE and JAMES E. DUGGER, heirs at law of Leona Ollie Dugger, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto GARY DALE GRAY, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Windy Hill of record in Book 4350, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the metes and bounds of said lot and the easements, building setback lines and other matters appearing of record.

Being a part of the same property conveyed to Aubrey B. C. Dugger and wife, Leona Ollie Dugger by deed from Joe J. Forte, et al of record in Book 1312, page 111, Register's Office for Davidson County, Tennessee, and being a part of the same property in which the said Aubrey B. C. Dugger and wife, Leona Ollie Dugger conveyed a one-half interest to S.D. Dugger and wife, Effie Mankins Dugger by deed of record in Book 1383, page 682, said Register's Office, and being a part of the property in which S.D. Dugger conveyed his undivided one-half interest to the said Leona Ollie Dugger by deed of record in Book 3703, page 271, said Register's Office, the said Aubrey B.C. Dugger and the said Effie Mankins Dugger having previously died. And, the said Leona Ollie Dugger, an unmarried widow, died intestate on September 3rd, 1991, at which time ownership and title to the said property became vested in Betty D. Gray, Loretta D. Alexander, Clarine D. Nannie and James E. Dugger, being the only children born to or adopted by Leona Ollie Dugger during her lifetime and her only heirs at law.

The Estate of Leona Ollie Dugger was fully administered in the Probate Court for Davidson County, Tennessee, in the matter of Estate of Ollie O. Dugger, Docket No. 98059. The said Estate was closed on June 9th, 1992 and all debts or obligations owing by the said Leona Ollie Dugger, during her lifetime or by reason of her death, including funeral expenses, costs relating to the last illness, Federal Income taxes, Estate and Inheritance taxes, costs of administration and general debts and obligations have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 3621 Forte Road, Joelton, Tennessee, 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which will be prorated between the parties and which will be paid in full on or before February 1st, 1993.

2. Any and all matters showing on the Plan of Windy Hill of record in Book 4350, page 86, Register's Office for Davidson County, Tennessee, including minimum building setback lines, easements and rights of way.

3. Subject to the encroachment of the dwelling house over the minimum building setback line as shown on the Plan of record in Book 4350, page 86, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 24th day of August, 1992.

"GRANTORS"

Betty D. Gray
BETTY D. GRAY

Loretta D. Alexander
LORETTA D. ALEXANDER

Clarine D. Nannie
CLARINE D. NANNIE

James E Dugger
JAMES E. DUGGER

"GRANTEE"

Gary Dale Gray
GARY DALE GRAY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY D. GRAY, LORETTA D. ALEXANDER, CLARINE D. NANNIE, JAMES E. DUGGER and GARY DALE GRAY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of August, 1992.

Valerie Burnett Hudson
NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Gary Dale Gray
Affiant

Sworn to and subscribed before me, this the 24th day of August, 1992.

Kathy Burnett Stuart
NOTARY PUBLIC

My Commission Expires: 2/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

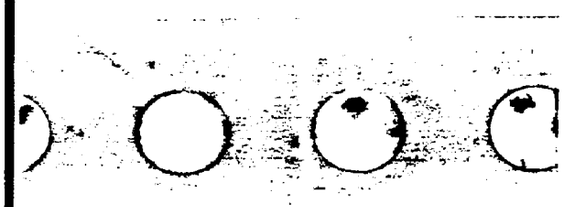
4187

IDENTIFICATION REFERENCE

SEP 2 8 27 AM '92

DAVIDSON COUNTY, TN

SEP 2 1992 2:01 CHECK 125.50



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 25000.00
				CON TX 92.50
				PRFEE 1.00
				TDEED 12.00
				ERR CO
				TDEED 12.00-
				WDEED 12.00
				TOTAL 105.50
				CHECK 105.50
			09/02/92 01	08:27 0001 2372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4187.7:

IDENTIFICATION REFERENCE

SEP 2 8 27 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 566067