BOOK 8851 PAGE 420

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8747

W & I Ref: (cmw) (Title No: 32808)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 198000.00

Affiant

Sworn and subscribed before me this 28th day of January, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
James M. Dugan Kathleen S. Dugan 2113 32nd Avenue, South Nashville, Tennessee 37212	Countrywide Funding Corporation 155 North Lake Avenue Pasadena, California 91109-7137	104-10-264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marylou Hyatt,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Dugan and spouse, Kathleen S. Dugan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3B on the plan of Westview Subdivision of record in Book 5800, page 393 as amended in Book 5200, page 743, Register's Office for said County.

SAID Lot No. 3B fronts 32.45 feet on the westerly margin of 32nd Avenue South and extends back 175 feet on the southerly line and 187.93 feet on the northerly line to a broken line in the rear, measuring 34.68 feet thereon.

BEING the same property conveyed to Marylou Hyatt by deed from Hill Top Development Group, a partnership composed of Lawrence P. Brown and Houston Sarratt, of record in Book 6435, page 604, Register's Office for Davidson County, Tenessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

SUBJECT to the covenants, conditions and restrictions of record in Book 6271, page 385 and By-Laws of the Homeowner's Association appended thereto as Exhibit B; Book 6271, page 402; and Book 7046, page 560, said Register's Office which set forth assessments, liens and other matters and to which reference is hereby made for more particulars. Subject also to Restrictive Covenants contained in instrument of record in Book 1759, page 605, and Book 1914, page 528, Register's Office for Davidson County, Tennessee.

1/29 01:29 0101 03CHECK 741.60

This is improved property, known as: 2113 32nd Avenue, South, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 1993.

Marylou Hyatt

JAN 29 9 22 AM 93
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 87.21.6

State of Tennessee
County of Davidson

On this 28th day of January, 1993, before me the undersigned authority, personally appeared **Marylou Hyatt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 7/27/96

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

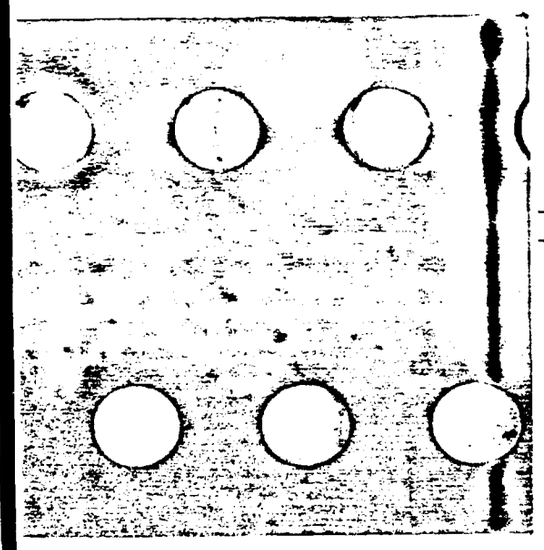
RECEIVED OF _____

FOR _____

BOOK 8851 PAGE 421

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
	198000.00
CON TX	732.60
PRFEE	1.00
WDEED	8.00
TOTAL	741.60
CHECK	741.60

01/29/93 01 09:20 0001 1025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8721.6

IDENTIFICATION REFERENCE

JAN 29 9 22 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 615723