BOOK 9478 PG 839

Box 40-13

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29
DAY OF September 1994

NOTARY PUBLIC

My Commission expires: 7-20-96

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jeffrey S. Dugger, et ux	Jeffrey S. Dugger, et ux	Map 92-13
(NAME)	(NAME)	
7016 Sharon Drive	7016 Sharon Drive	Par. 318
(ADDRESS)	(ADDRESS)	
Hermitage, Tenn. 37076	Hermitage, Tenn. 37076	11W-80120
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL

Warranty Deed

For and in Consideration of the sum of $ 28,000.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JEFFREY S. DUGGER AND WIFE, BRENDA K. DUGGER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Being Lot No. 92 and the southerly one half of Lot No. 91 and a strip of land lying between the east line of said Lot No. 92 and part of Lot 91, and the west line of 37th Avenue North, on the Plan of Shield's New West Nashville Plan, as of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, and described according to a survey of T. R. Sanford, dated October 31, 1962, further described according to survey of John Kohl, dated May 17, 1976, as follows:

Said Lot and part of said Lot, and said strip adjoin and front together 77.5 feet, more or less, on the westerly side of 37th Avenue North, as presently located, and extend back 247 feet, more or less, on the northerly line of part of Lot No. 91 and 267 feet, more or less, on the southerly line of Lot No. 92 to an alley in the rear on which it measures 75 feet.

Being the same property conveyed to Associates Financial Services Company, Inc. by deed from Robert F. Doyle, Substitute Trustee of record in Book 9289, page 588, said Register's Office.

Said Grantor does specially warrant and will forever defend said title against all persons lawfully claiming or to claim the same by, through or under Associates Financial Services Company, Inc., but not otherwise. The improvements on the above described property are being sold in "AS IS" condition. The 1994 County Land taxes have been prorated between the parties and the Grantees assume and agree to pay same when due and payable.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3178 09/29 0101 03CHECK 112.60

unimproved ( )
This is improved (X) property, known as 245 37th Avenue North, Nashville, Tennessee. 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 unincumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

CORPORATE SEAL

Witness our hands this 28th **day of** September, **19** 94.

Associates Financial Services Company, Inc.

by: M. B. McCoy

M. B. McCoy Asst. Vice-President

Mary Ott, Asst. Sec.

4.1/504

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9478 PG 840

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TEXAS }
County of DALLAS }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared M. B. MCcoy, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Asst. Vice-President of Associates Financial Services Company, Inc., the within named bargainor, a corporation (or partnership), and that she as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by her self as such officer (or partner).

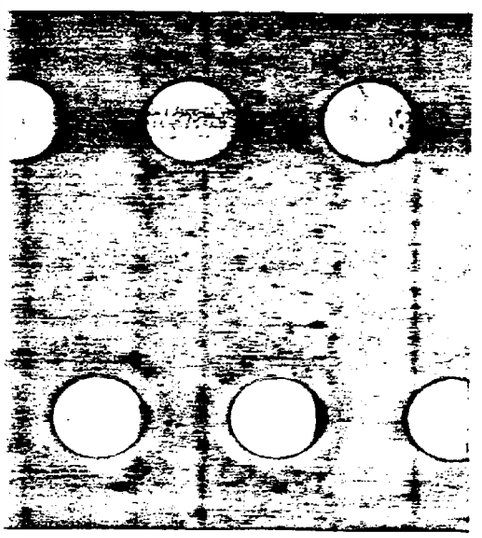
Witness my hand and official seal at office this 28th day of September, 19 94.

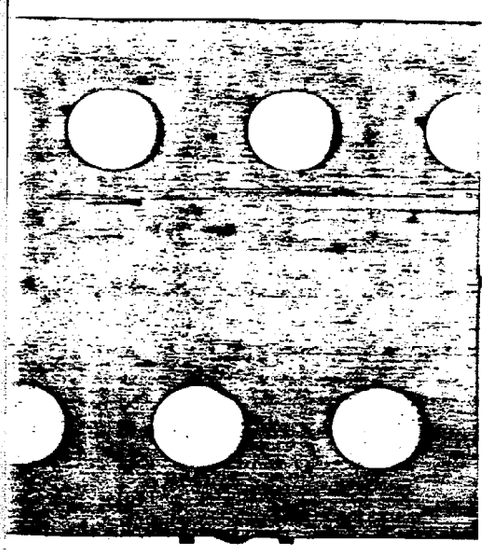
My Commission expires:

BARBARA M. YUNKER
MY COMMISSION EXPIRES
August 6, 1997

Barbara M. Yunker
Notary Public

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
94 SEP 29 PM 3:54
IDENTIF. & REFERENCE
95292





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

RECEIVED OF _____

FOR _____

BOOK 9478 PG 841

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 8.00
TOTAL 112.60
CHECK 112.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/94 01 15:53 0001 3178

95292
IDENTIF. ↑ REFERENCE

94 SEP 29 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839436