BOOK 9481

BOOK 9481 PG 135

Box 40-B

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 $24,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30th DAY OF September 19 94

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY
Robert F. Doyle, Attorney 613 Woodland St., Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Jeffrey S. Dugger, et ux (NAME)	Jeffrey S. Dugger, et ux (NAME)	Map. 72-11
7016 Sharon Drive (ADDRESS)	7016 Sharon Drive (ADDRESS)	Par. 326
Hermitage, Tenn. 37076 (CITY) (STATE) (ZIP)	Hermitage, Tenn. 37076 (CITY) (STATE) (ZIP)	15DZ-11715

SPECIAL
Warranty Deed

For and in Consideration of the sum of $24,000.00 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plat of Hal Harding Land, as of record in Book 843, page 47, Register's Office for said County.

Said Lot No.13 fronts 50 feet on the south side of Litton Avenue and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Associates Financial Services Company, Inc. by deed from D. W. McMackin, Substitute Trustee of record in Book 9311, page 206, 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.

3914 10/03 0101 03CHECK 97.80

This is unimproved ( ) improved (X) property, known as 1508 Litton Avenue, Nashville, Tennessee. 37216
(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. And we do covenant with 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 our hands this 29 day of September, 1994.

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

BY: M.B. McCoy, Asst. Vice President

Nanci A. Doran

Judy Fuller

INDIVIDUAL ACKNOWLEDGMENTS:

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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

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
94 OCT -3 AM 9:19
IDENTIF. & REFERENCE
95991

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TEXAS }
County of DALLAS }

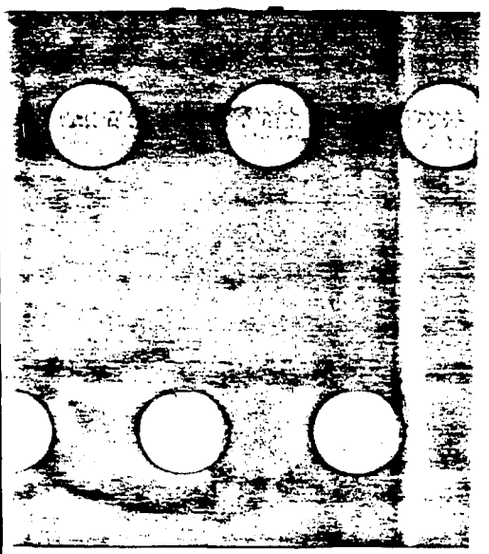
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared M. B. McCoy, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the VICE-PRESIDENT of ASSOCIATES 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).

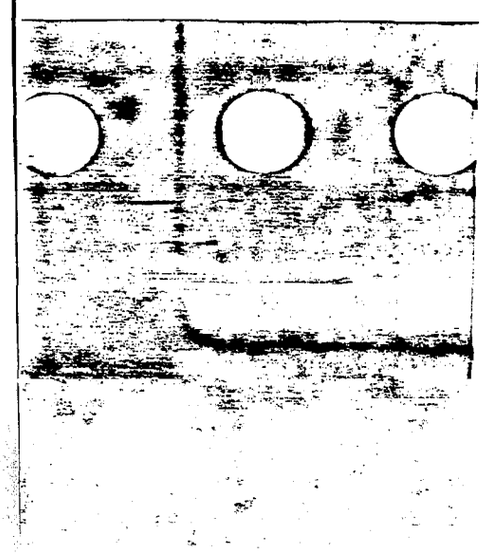
Witness my hand and official seal at office this 29 day of September, 1994.

My Commission expires:

_____ _____
Notary Public

BARBARA M. YUNKER
MY COMMISSION EXPIRES
August 6, 1997





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	24000.00
CON TX	88.80
PRFEE	1.00
WDEED	8.00
TOTAL	97.80
CHECK	97.80

10/03/94 01 09:19 0001 3914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95991
IDENTIFICATION REFERENCE

94 OCT -3 AM 9:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 840164