95-4-57

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Nancy J. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 95

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

BOOK 9661 PG 142

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY J. MITCHELL (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	MAP 092-13
245 37th Avenue North (ADDRESS)	100 Brookwood Place, Suite 300 (ADDRESS)	PARCEL 318
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35253-2060 (CITY) (STATE) (ZIP)	FB #11W-80120

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, JEFFREY S. DUGGER AND WIFE, BRENDA K. DUGGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY J. MITCHELL, A SINGLE PERSON

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 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 No. 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 thereon.

BEING the same property conveyed to Jeffrey S. Dugger and wife, Brenda K. Dugger, by Deed from Associates Financial Services Company, Inc., of record in Book 9478, Page 839, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 245 37th Avenue North, Nashville, TN 37209
(House Number) (Street) (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 our hand s this 27th day of April, 19 95

JEFFREY S. DUGGER

BRENDA K. DUGGER

BOOK 9661 PG 143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY S. DUGGER AND WIFE, BRENDA K. DUGGER

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of April 19 95.

Commission expires September 16, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

56892

IDENTIF. & REFERENCE

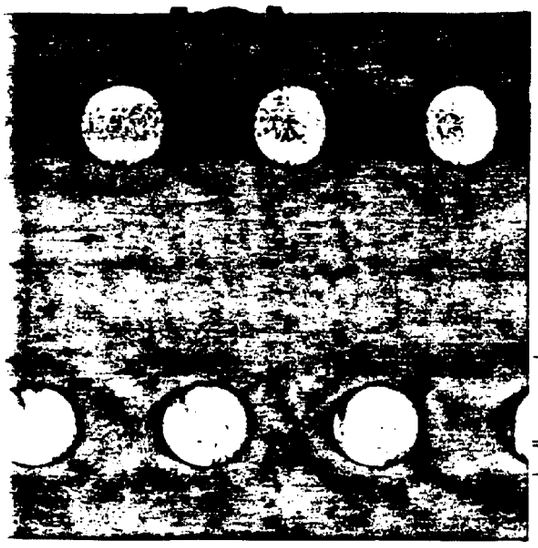
95 MAY -2 PM 12:14

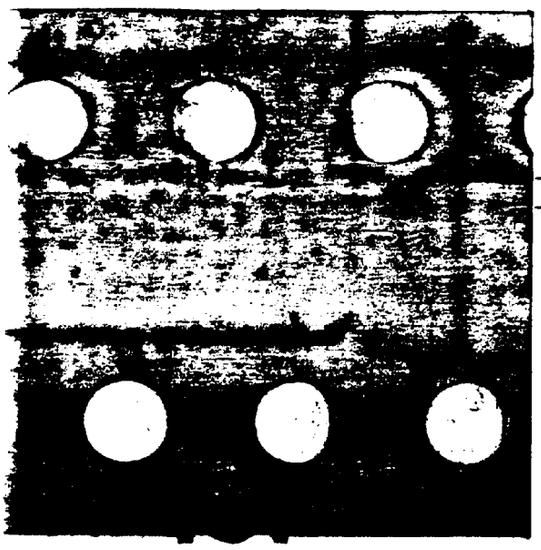
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

573 05/02 0101 03CHECK

317.95

DCTN01W





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9661 PG 144

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 83500.00
CON TX 308.95
PRFEE 1.00
WDEED 8.00
TOTAL 317.95
CHECK 317.95

05/02/95 01 12:18 0001 6723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56892
IDENTIF. ↑ REFERENCE

95 MAY -2 PM 12:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906146