0163359

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 MAR 25 AM 10:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37517
Dav. Co. File: Box 8

BOOK 9989 PG 111

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles A. Hutson 1403 McKennie Avenue Nashville, TN 37206	First Federal Bank, FSB d/b/a The Bank of Green Hills 4205 Hillsboro Road, Suite 101 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 83-2-14 27W 24675

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 **Jeffrey S. Dugger and spouse, Brenda K. Dugger,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles A. Hutson, unmarried,** 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. 17 on the Map of H. M. Doak's Subdivision of record in Book 332, page 22, said Register's Office.

SAID Lot No. 17 fronts 50 feet on the northerly side of McKennie Avenue and runs back between parallel lines 174 feet to an alley.

BEING the same property conveyed to Jeffrey S. Dugger and wife, Brenda K. Dugger by deed from Southern Financial, Inc. of record in Book 9895, page 495, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 1403 McKennie Avenue, Nashville, TN 37206

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 22nd day of March, 1996.

Jeffrey S. Dugger

Brenda K. Dugger

State of Tennessee
County of Davidson

On this 22nd day of March, 1996, before me the undersigned authority, personally appeared **Jeffrey S. Dugger** and **Brenda K. Dugger**, 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.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 89900.00

Affiant

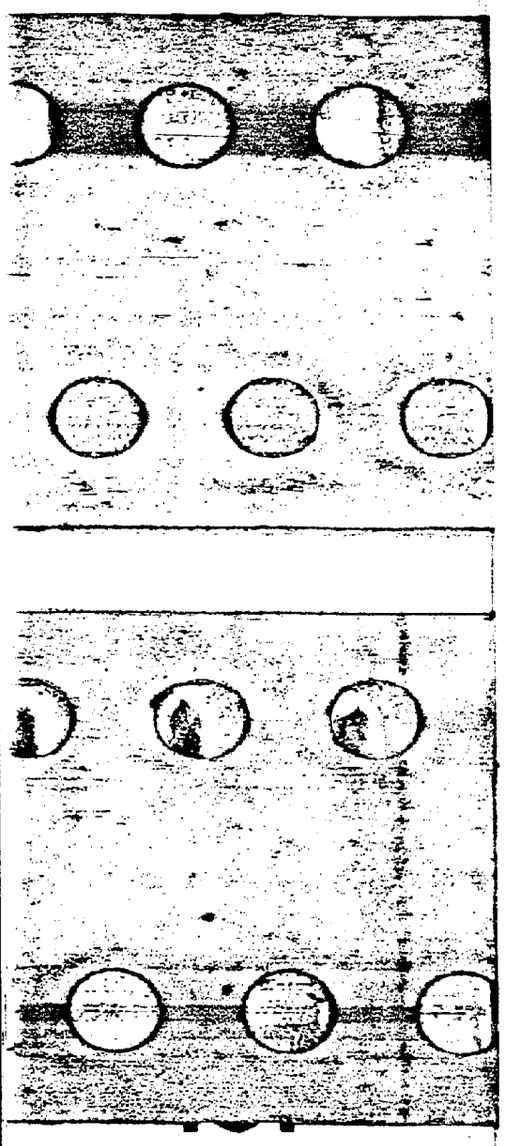
Sworn and subscribed before me on the 22nd day of March, 1996.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

1228 03/25 0101 03CHECK 341.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9989 PG 113

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
TOTAL 341.63
CHECK 341.63

03/25/96 01 10:49 0001 1928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163359
IDENTIF. ↑ REFERENCE

96 MAR 25 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019965