Box 3: CAW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John T. Dugger, Jr. and Keith A. Dugger 3018 Ambrose Avenue Nashville, TN 37207	Map-Parcel 119-5-169	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (PLA) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

BOOK 10149 PG 37

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **John Alan Dugger** (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **John T. Dugger, Jr. and Keith A. Dugger**, (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as **2508 Nolensville Pike, Nashville, Tennessee 37211.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6 day of August, 1996.

J. Alan Dugger

John Alan Dugger

96 AUG -7 AM 10:45

REGISTER
DAVIDSON COUNTY, TN.

0212053

IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

John T. Dugger, Jr.

Affiant

Subscribed and sworn to before me this 6th day of August, 1996.

Carol A. Wilson

Notary Public

My Commission Expires: 11-20-96

0364709.01
026476-000 08/05/96

BOOK 10149 PG 38

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 John Alan Dugger, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of August, 1996.

Martha Gammons
Notary Public

My Commission Expires: 3/27/99

0364709.01
026476-000 08/05/96

EXHIBIT A

(Legal Description)

BOOK 10149 PG 39

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 1 of Block No. 27 on the Map of the resubdivision of part of Cumberland Nurseries, as of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning at the southwest corner of Elberta Street and the easterly margin of a 30-foot strip of land formerly used for street railway right-of-way which runs parallel with Nolensville Road; thence with the east margin of said strip, southwardly 113 feet to the northwest corner of the property owned by Louise Falk Seabury her deed being of record in Book 1212, page 239, said Register's Office; thence with Seabury's north line eastwardly 100 feet; thence northwardly 113 feet, more or less to the southerly margin of Elberta Street; thence with the southerly margin of said Street westwardly 100 feet to the beginning.

Being the same property conveyed to J.T. Dugger, Sr. and wife, Margaret Young Dugger by deed from W.E. Davis and Georgia M. Beeker of record in Book 1814, page 625, the said J.T. Dugger, Sr. having predeceased Margaret Young Dugger and the said Margaret Young Dugger having since died. The Will of Margaret Young Dugger of record in Davidson County Probate Court Docket No. 78630 devised the subject property to John T. Dugger, Jr., Keith Allen Dugger and John Alan Dugger. Also being the same property described in the deed from John T. Dugger, Jr., Executor of the Estate of Margaret Y. Dugger to John T. Dugger, Jr. and Keith A. Dugger of record in Book 7004, page 972, said Register' Office.

Keith Allen Dugger and Keith A. Dugger are one and the same person.

The subject property is not the usual place of residence of the Grantors herein.

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