Mail

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10445 PG 475

97 MAY -7 AM 9:42

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

IDENTIF. ↑ REFERENCE

0302318

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mark Wayne Dugger Carol Ann Dugger 5704 Cane Ridge Road Antioch, TN 37013	same	Part of 174-35

81B2 05/07 0101 03CHECK 360.50

WARRANTY DEED

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, **Harold L. Kieffer, Jr., Robert L. Kieffer, and James Richard Kieffer,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Mark Wayne Dugger and wife, Carol Ann 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:

> Beginning at a point in the east margin of Cane Ridge Road, being 25 feet from the centerline of said road and being the northwestern most corner of this tract, also the common corner with James D. Kieffer, said point being a P.K. nail with a metal tag stamped 1672; thence S 83 degrees 51 minutes 40 seconds E and passing a square wooden post at 23.23 feet, and then 439.83 feet further for a total distance of 463.06' to an old iron rod; thence N 82 degrees 56 minutes 47 seconds E, a distance of 73.33' to an old iron rod; thence S 84 degrees 33 minutes 29 seconds E, a distance of 126.82' to an old iron rod; thence along a fence, N 24 degrees 39 minutes 02 seconds E, a distance of 194.43' to an old iron rod; thence S 83 degrees 42 minutes 33 seconds E, a distance of 237.28' to an old iron rod at a fence corner post; thence leaving said fence, S 05 degrees 27 minutes 08 seconds W, a distance of 302.97' to a new iron rod; thence S 85 degrees 24 minutes 05 seconds W, a distance of 842.22' to a new iron rod in the margin of Cane Ridge Road; thence along said margin N 05 degrees 57 minutes 23 seconds W, a distance of 75.19' to a new iron rod being the Point of Curvature in said margin; thence around a curve to the left through a central angle 42 degrees 14 minutes 26 seconds, an arc distance of 225.39', a chord bearing of N 27 degrees 04 minutes 37 seconds W, a distance of 220.32' to the point of beginning containing 217834 square feet or 5.00 acres, more or less.
>
> Being a portion of the property conveyed to James Richard Kieffer, Harold L. Kieffer, Jr. and Robert L. Kieffer by deed from Harold L. Kieffer, Sr. by deed of record in Book 7023, page 171, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 1997 Taxes are a lien, but not yet due and payable.
2. Grant of transmission line easement in Book 4428, page 565, said Register's Office.
3. Easement for water mains, access road, power lines and appurtenances in Book 5078, page 476, said Register's Office.
4. Subject to any and all building and zoning regulations and permits.

5. The subject land title has been classified as agricultural land, forest land or open space land for tax assessment, levy and collection purposes, and maybe subject to substantial rollback taxes as defined in TCA Section 67-5-1001, et seq. Said rollback taxes are being collected from seller at closing to be paid when due.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as: 5704 Cane Ridge Road, Nashville, TN.

WITNESS OUR HANDS THIS 1st DAY OF May, 1997 IN FRANKLIN, TENNESSEE.

HAROLD L. KIEFFER, JR.

JAMES RICHARD KIEFFER

ROBERT L. KIEFFER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Harold L. Kieffer, Jr., Robert L. Kieffer and James Richard Kieffer,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of May, 1997 in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

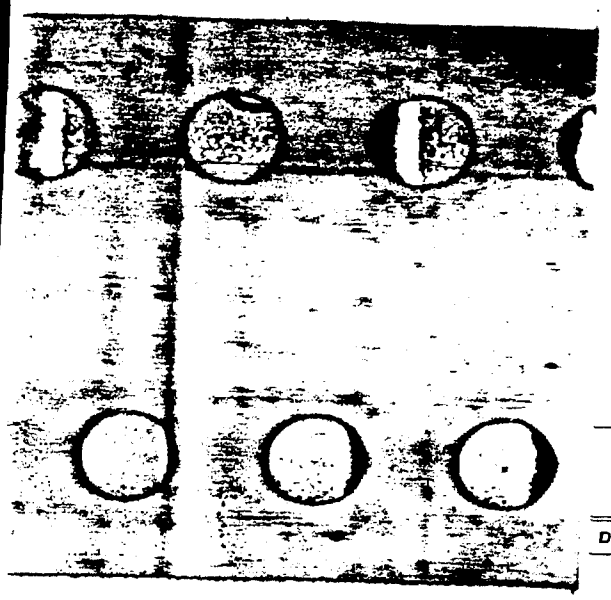
The actual consideration or value, whichever is greater for this transfer is $95,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 1st day of May, 1997, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-3-98



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

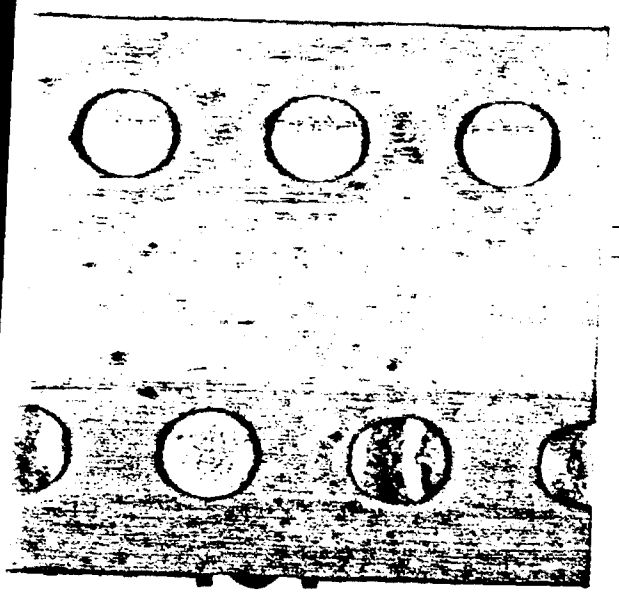
RECEIVED OF _____

FOR _____

BOOK 10445 PG 477

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	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

05/07/97 01 09:45 0001 8182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03023 18
IDENTIF. ↑ REFERENCE

97 MAY -7 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148242