Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 285,500.00

Jane K. Holston
Affiant

Subscribed and sworn to before me, this 8th day of May 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JANE K. HOLSTON 2113 32nd Avenue, South Nashville, Tennessee 37212	SUNTRUST BANK, NASHVILLE, N.A. P.O. Box 305110 Nashville, Tennessee 37230	MAP 104-10 PARCEL 264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 285,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JAMES M. DUGAN AND KATHLEEN SUE JOHNSTON, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JANE K. HOLSTON AND MARY KATHERINE BRADY, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship 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:

BEING Lot No. 3B on the Plan of Westview Subdivision of record in Book 5800, page 393, as amended in Book 5200, page 743, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3B fronts 32.45 feet on the westerly margin of 32nd Avenue, South and extends back 175.0 feet on the southerly line and 187.93 feet on the northerly line to a broken line in the rear, measuring 34.68 feet.

BEING the same property conveyed to James M. Dugan and wife, Kathleen S. Dugan, by deed from Marylou Hyatt of record in Book 8851, page 420, Register's Office for Davidson County, Tennessee; the said James M. Dugan and Kathleen S. Dugan having since divorced and the said Kathleen S. Dugan is now known as Kathleen Sue Johnston.

IDENTIF. ↑ REFERENCE 04 36796

98 MAY 12 AM 10:57 WILSON LIXEY REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 2113 32nd Avenue, South, Nashville, Tennessee 37212

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Westview Subdivision of record in Book 5800, page 393, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of May, 19 98.

JAMES M. DUGAN

KATHLEEN SUE JOHNSTON

BY: ATTY IN FACT

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 JAMES M. DUGAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ANDY YAMHURE to me known to be the person who executed the foregoing instrument in behalf of KATHLEEN SUE JOHNSTON and acknowledged that he executed the same as the free act and deed of the said KATHLEEN SUE JOHNSTON.

Witness my hand and seal this 8th day of May, 1998.

My commission expires: 9/29/2001

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05/12 01:01 03CHECK 1065.

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

RECEIVED OF _____

FOR _____

BOOK 10927 PG 341

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
285500.00
CON TX 1056.35
PRFEE 1.00
WDEED 8.00
TOTAL 1065.35
CHECK 1065.35

05/12/98 01 11:00 0001 6094
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436796
IDENTIF. ↑ REFERENCE
98 MAY 12 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292116