BOOK 10983 PG 469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,900.00

Shelby Jean Dugger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 1998.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires NOV. 25, 2000 (AFFIX SEAL)

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAIL **THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
A. Ronald Dugger Jr.	Franklin American Mortgage Company	74-16-57
(NAME)	(NAME)	
237 Bonnabrook Drive	214 Overlook Court, Suite 150	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **EILEEN LAWRIE (ALSO KNOWN AS EILEEN KATHERINE LAWRIE), A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A. RONALD DUGGER JR. AND WIFE, SHELBY JEAN DUGGER** , 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. 428 on the plan of Hermitage Hills, Section V, of record in Book 3300, Pages 1 and 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eileen Lawrie, a single person by deed from Sedrick Paul Harris and spouse, Karen Leigh Harris of record in Book 9481, Page 598, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Laurie Ann Everett executes this Warranty Deed for and on behalf of Eileen Lawrie (also known as Eileen Katherine Lawrie) pursuant to a Power of Attorney recorded in Book 10950, Page 369, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 237 Bonnabrook Drive, Hermitage, TN 37076
(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 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 my/our hand(s) this 12th day of June, 1998.

Eileen Lawrie by Laurie Ann Everett, Attorney in fact
Eileen Lawrie by Laurie Ann Everett,
Attorney in Fact

2977 06/19 0101 03CHECK 289.83

98 JUN 19 AM 9:08

ELIZABETH C. ELLIS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04525 79

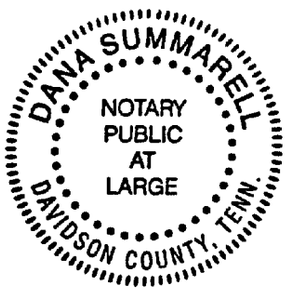
BOOK 10983 PG 470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Laurie Ann Everett, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Eileen Lawrie (also known as Eileen Katherine Lawrie) and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Eileen Lawrie (also known as Eileen Katherine Lawrie). WITNESS my hand and Notarial Seal this 12th day of June, 1998.

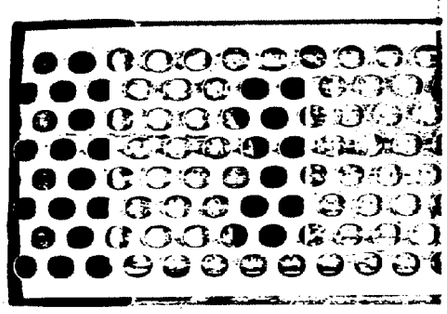
Dana Summarell
Notary Public

My Commission Expires



My Commission Expires NOV. 25, 2000

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



RECEIVED OF _____

FOR _____

BOOK 10983 PG 471

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

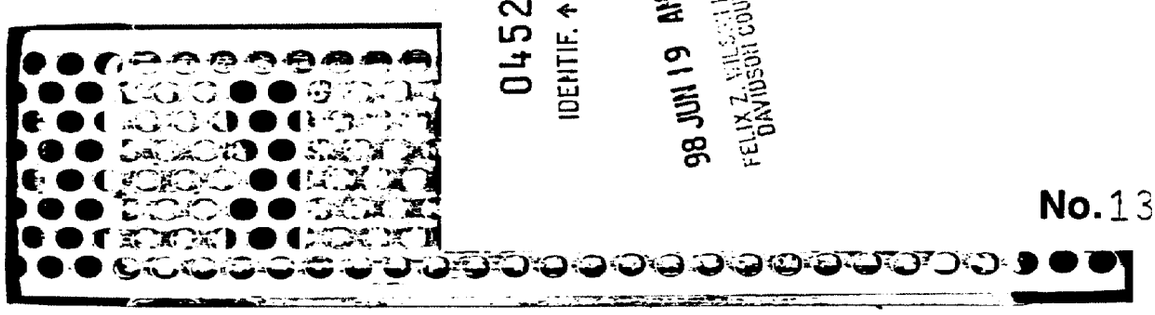
CAMT 75900.00
MOR TX 280.83
ERR CO
MOR TX 280.83-
CON TX 280.83
PRFEE 1.00
MDEED 8.00
TOTAL 289.83
CHECK 289.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/98 01 09:08 0001 2977

0452579 IDENTIF. ↑ REFERENCE

98 JUN 19 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 1308814