BOOK 11079 PAGE 217

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van Christian (NAME)	New Owner (NAME)	Map 102-4
914 Sneed Road (ADDRESS)	(ADDRESS)	Parcel 136
Franklin, Tennessee 37069 (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, Hazel Dugan, by and through Michael Dugan and Donna Dugan, Co-Conservators pursuant to Order of Probate Court for Nashville and Davidson County, * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van Christian

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. 836 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to O. B. Dugan and wife, Hazel S. Dugan by deed from Robert E. Margo and wife, Ruby C. Margo of record in Book 4589, page 472, Register's Office for Davidson County, Tennessee. The said O. B. Dugan having since died. This conveyance is made pursuant to Order of Probate Court for Davidson County, Tennessee, Docket No. 96P-1080, and Michael Dugan and Donna Dugan are authorized to execute this deed on behalf of Hazel Dugan as her Co-Conservators.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

1314 08/24 0101 03CHECK 338.45

unimproved ( )
This is improved (X) property, known as 431 Wilclay Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Tennessee, Docket No. 96P-1080.

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 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 24th day of August 19 98

Hazel S. Dugan
By: Michael Dugan
Michael Dugan, Co-Conservator

By: Donna Dugan
Donna Dugan, Co-Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Dugan and Donna Dugan, Co-Conservators for Hazel Dugan, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 1998.

Notary Public

My Commission Expires: 9/18/99

0478998
IDENTIF. ▲ REFERENCE
98 AUG 24 PM 4:10
ELIZABETH REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11079 PAGE 219

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 88500.00
				CON TX 327.45
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 338.45
				CHECK 338.45
			08/24/98 01	16:11 0001 1314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0478998
IDENTIF. # REFERENCE

98 AUG 24 PM 4:10

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

No. 1336803