WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Atwood Hesla	First Federal of the South	136 15 087
(NAME)	(NAME)	
3587 Gondola Drive	P. O. Box 2188	2DX 01587
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clanton, AL 35045	
(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, Timothy Dugan and wife, Amy Dawn Dugan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Atwood Hesla, unmarried, and James A. Hesla and wife, Susan Carol Hesla

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. 72-B, Zone Lot Division of Lots 69 thru 72 on the Plan of Chelsea of Priest Lake, Section 1-A, of record in Book 6250, page 88, amending Plat Book 5200, page 696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

7470 12/01 0100 03CHECK 302.93

Being the same property conveyed to Timothy Dugan, married, by deed from Gary L. Taylor, of record in Book 10933, page 926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 6213, page 806 and Book 6250, page 88; Plan of record in Book 6250, page 88, amending Book 5200, page 696; all in the Register's Office for Davidson County, Tennessee.

Timothy Dugan and Timothy Kurt Dugan are one and the same person.

Amy Dawn Dugan and Amy D. Dugan are one and the same person.

PICKUP 99 DEC -2 PM 1:45 0663138
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN
REFERENCE

unimproved ( )
This is improved (X) property, known as 3587 Gondola Drive, Antioch, TN 37013
(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 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 our hand s this 29th day of November 1999

Timothy Dugan

Amy Dawn Dugan by Timothy Dugan Atty-in-fact

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 Timothy 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 at Brentwood, Tennessee, this 29th day of November, 1999.

Commission expires 9/23/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Timothy Dugan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Amy Dawn Dugan, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Amy Dawn Dugan, the bargainor(s), by the said Timothy Dugan, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of November, 1999.

Notary Public

My Commission Expires: 9/23/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11766 PAGE 39

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0663138

CROSS REFERENCE

99 DEC -2 PM 1:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	78900.00
CON TX	291.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	302.93
CHECK	302.93

12/02/99 01 13:46 0001 7470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545067