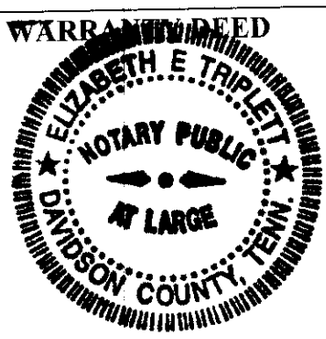
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

FILE BOX 13
2016

THIS INSTRUMENT WAS PREPARED BY
Advantage Title, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Diane Thomas	First Horizon Home Loan Corporation	68-2-65
(NAME)	(NAME)	
224 Juarez Drive	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Irving, TX 75063	
(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, Ronald Dugger and wife, Shelby J. Dugger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Diane Thomas unmarried, 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. 60 on the Plan of Dodson Heights, of record in Book 2900, Page 113, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Lopez Lane at the corner of lots Nos. 60 and 61; thence with the lines between said Lots, northeasterly 100.5 feet to a corner of Lots No. 59 and 60; thence with the line between said lots, northerly 87.4 feet to the south margin of Dodson Chapel Road; thence with the margin of the same, westerly 85 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the east margin of Lopez Lane; thence with the margin of the same, southeasterly around a slight curve, 115.55 feet to the point of beginning.

Being the same property conveyed to Ronald & Shelby J. Dugger, by deed of record in Book 6651, Page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 224 Juarez Drive, Nashville, 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 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.

Davidson County DEEDWARR
Recvd: 08/02/01 17:04 2pgs
Fees:13.00 Taxes:405.15
20010802-0082622

Witness my/our hand(s) this 26th day of July, 2001.

Ronald Dugger

Shelby J. Dugger

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 Ronald Dugger and wife Shelby J. Dugger with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett — Notary Public

