K 1854

For and in consideration of the sum of $ 1250.00 - - - - - - - - - - - - - - - - - - - -

- - - - - - - TWELVE HUNDRED FIFTY AND NO/100 - - - - - - - - - - - - DOLLARS

cash in hand paid by G. A. Miller and wife Flora Mae Miller, the receipt of

which is hereby acknowledged,

we, J. T. Dugger, Sr. and C. S. Dugger

have bargained and sold, and by these presents do transfer and convey unto the said G. A. Miller and wife Flora Mae Miller

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. 54 on the Map of Dugger Heights, Section III, not of record, described as follows:
Beginning at a point in the easterly margin of Rosebank Avenue, the corner of Lots Nos. 53 and 54, with the line between said Lots, easterly 178 feet to a point; thence southerly 108.6 feet to the corner of Lots Nos. 54 and 55, with the line between said lots, westerly 217.4 feet to the east margin of Rosebank Avenue, with the margin of same, northerly 100 feet to the point of beginning.

Being part of the property conveyed to J. T. Dugger, Sr. and C. S. Dugger, by deed from Norman A. Thomas and wife, of record in Book 1813, page 496, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said G. A. Miller and wife Flora Mae Miller

their heirs and assigns, forever.

And we do covenant with the said G. A. Miller and wife Flora Mae Miller

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, except taxes for the year 1950 which the grantees herein assume and agree to pay.
And we, J. T. Dugger, Sr. and C. S. Dugger

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said G. A. Miller and wife Flora Mae Miller

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of July, 19 50.

J. T. Dugger Sr.

C. S. Dugger

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. Paul Griffin, a Notary Public in and for said County and State, the within named J. T. Dugger, Sr. and C. S. Dugger

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 19 50.

Commission expires Oct. 9th, 1951

A. Paul Griffin
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 1st day of JUL A.D. 1950 at 8:45 o'clock A.M.,
Noted in Book 1973 Page 57
Recorded in Book Page
Recording Fee $ 1.50
JAMES P. WILSON, Register
By Mrs. Jones Dpt. Reg.

LAWYERS TITLE CO. of Nash.

1246

WARRANTY DEED

FROM
J. T. Dugger, Sr. and
C. S. Dugger

TO
G. A. Miller and wife,
Flora Mae Miller

G 520