K 2091

**For and in consideration of the sum of $** 800.00 - - - - - - - - - - - - - - - - - - - - -

- - - - - - EIGHT HUNDRED AND NO/100 - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by W. R. Trice and wife, Lora Mai Trice, receipt of which is hereby acknowledged,

we, J. T. Dugger, Sr. and wife, Margaret Y. Dugger

**have bargained and sold, and by these presents do transfer and convey unto the said** W. R. Trice and wife Lora Mai Trice

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. 21 on the Map of Dugger Heights, Section III, as of record in Book 1835, page 54, Register's Office for said County. Said Lot 21 fronts 61 feet on the southeasterly side of the terminus of Highview Drive, as measured along a slight surve, and runs back 156 feet on the northerly line and 205.3 feet on the southwesterly line, to a dead line, measuring 195 feet thereon.

Being part of the property conveyed to J. T. Dugger, Sr. by two deeds, one from Norman A. Thomas and wife, of record in Book 1813, page 496, and the other from C. S. Dugger, of record in book 1976, page 496, said Register's Office.

This conveyance is made subject to restrictions of record in book 1970, page 382.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** W. R. Trice and wife Lora Mai Trice

their **heirs and assigns, forever.**

**And** we **do covenant with the said** W. R. Trice and wife Lora Mai Trice

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 1952, which have been pro rated and assumed by the grantees herein.

**And** we, J. T. Dugger, Sr. and wife, Margaret Y. 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** W. R. Trice and wife Lora Mai Trice

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

Witness our hand s this 7th day of July, 19 52.

J. T. Dugger Sr.

Margaret Y. Dugger

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** H. Paul Griffin, **a Notary Public in and for said County and State, the within named** J. T. Dugger Sr. and wife Margaret Y. Dugger

**the bargainor** s **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** 7th **day of** July, 19 52.

H. Paul Griffin
**Notary Public**

Commission expires: October 3, 1955

H. PAUL GRIFFIN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Oct. 3, 1955

WARRANTY DEED

FROM
J. T. Dugger, Sr. and wife,
Margaret Y. Dugger

TO
W. R. Trice and wife,
Lora Mai Trice

75480

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record AUG 18 1952
at 9:31 o'clock
Noted in Book 78 Page 387
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Deputy Register

LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia

TENNESSEE

G 589