2102

For and in consideration of the sum of $ 10.00 ---------- **DOLLARS**

----------TEN AND NO/100----------

cash in hand paid by William Judd Pendergrass, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, C. S. Dugger and wife, Fannie Mai Dugger,

have bargained and sold, and by these presents do transfer and convey unto the said William Judd Pendergrass,

his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 10 on the Plan of Dugger Heights, Section III, as of record in Book 1935, page 54, Register's Office for said County.
Said Lot No. 10 fronts 84 feet on the north side of Highview Drive and runs back between parallel lines 177 feet to a dead line.
Being part of the property conveyed to C. S. Dugger by two deeds, one from Norman A. Thomas and wife, of record in Book 1813, page 496, and the other from J. T. Dugger, Sr., of record in Book 1976, page 443, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1970, page 362, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1935, page 54, which shows an Owner's Certificate, a 50-foot set-back line from Highview Drive, and a 10-foot easement along the north or rear line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Judd Pendergrass,

his heirs and assigns, forever.

And we do covenant with the said William Judd Pendergrass 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.

And we, C. S. Dugger and wife, Fannie Mai 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 William Judd Pendergrass,

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

Witness our hands this 1st day of December, 1952.

C S Dugger

Fannie Mai Dugger

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named C. S. Dugger and wife, Fannie Mai 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 3rd day of December, 1952.

Commission expires October 3, 1955

Notary Public

WARRANTY DEED

FROM
C. S. DUGGER AND WIFE,

TO
FANNIE MAI DUGGER

8 [illegible]

WILLIAM JUDD PENDERGRASS

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