K 2452

WARRANTY DEED G-4449 — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & NO/100********** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by J. G. Elrod and wife, Tiney Lee Elrod, of the principal balance now due on a certain note, in the original amount of $7,150.00, dated August 1st, 1953, secured by a deed of trust executed by W. D. Dugger, Jr. and wife, Alice L. Dugger to Louis R. Linx, Trustee, of record in Book 2212, page 359, Register's Office for Davidson County, Tennessee.

W. D. DUGGER, JR. and wife, ALICE L. DUGGER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. G. ELROD and wife, TINEY LEE ELROD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 23 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 23 fronts 50 feet on the easterly side of Baxter Avenue and runs back between parallel lines 235 feet to a dead line.

Being the same property conveyed to W. D. Dugger, Jr., and wife, Alice L. Dugger by deed from Maynard P. Anderson, Jr., and R. C. Beasley, III, of record in Book 2156, page 617, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 30 day of Sept., 195 5

W. D. Dugger Jr.

Alice L. Dugger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Grace Dawson, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. D. Dugger, Jr. and Alice L. 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 Goodlettsville, Tenn. Nashville, Tennessee, this the 1st day of October, 195 5

Grace Dawson
Notary Public

My commission expires:
Oct. 16, 1958.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of OCT A.D. 1955 at 1:47 o'clock P M.
Noted in Book 84 Page 8 M.
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.
Dft. Reg.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
.65 ONE DOLLAR

30

WARRANTY DEED
From W. D. DUGGER, JR. et ux
To J. G. ELROD et ux

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

G 420