K 2700

DEED

FOR AND IN CONSIDERATION of the sum of Eleven Thousand and no/100 ($11,000.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, JOHN T. DUGGER, JR., and wife, KATHLEEN J. DUGGER, have bargained and sold, and by these presents do transfer and convey unto the said TREMARCO CORPORATION, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Subdivision of the K. J. Morris Lands, of record in Book 57, page 49, Register's Office for said County, more particularly described according to survey of Barge, Waggoner and Sumner, Inc., dated June 22, 1957, as follows:

Beginning at an iron pin at the S. W. corner of the intersection of Old Hickory Boulevard and U. S. Highway #41, and proceeding thence in a southerly direction along the west margin of the right-of-way of U. S. Highway #41 around a curve to the left on a radius of 5,770 feet a distance of 200 feet to an iron pin; thence leaving said right-of-way and proceeding N. 79° 4' W. 200 feet to an iron pin; thence, N. 16° 52' E. 200 feet to an iron pin in the south margin of the right-of-way of Old Hickory Boulevard; thence with said right-of-way in an easterly direction along a curve to the left on a radius of 2,895 feet for a distance of 10.58 feet; thence S. 79° 4' E. 189.42 feet to the point of beginning.

Being part of the same property conveyed to John T. Dugger, Jr. and wife, Kathleen J. Dugger, by deed dated November 13, 1956 from G. Gilbert Lowe and wife, Martha Lowe, of record in Book 2601, page 439, 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 Tremarco Corporation, its successors and assigns, forever.

And we do covenant with the said Tremarco Corporation that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is encumbered only by the lien of State and County taxes for the year 1957, which said taxes have been prorated and the payment of which has been expressly assumed by the grantee.

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 Tremarco Corporation, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 7 day of October, 1957.

PG 243