K 2805

WARRANTY DEED G-6868 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and 00/100 DOLLARS ($10.00), cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

M.
Claude Follis, and wife, Mae Follis,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto A. A. Dugger and wife, Salley L. Dugger,

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:

A certain tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Magazine Road on the northerly side of the J. E. Curtis farm and running northwest with said Road north 65° west 100 feet between well and culbert mak said well on this property, north 72° west 100 feet, north 77½° west 561 feet to a stake standing 60 feet from the northeast corner of the cemetery lot; thence south 40½° west 512 feet to a stake in the original boundary (Bratton's line) and with same south 50° east 823 feet to a post near the old well; thence north 32½° east 853 feet to the beginning, containing 12.1 acres.

Being the same property conveyed to Claude Follis, by deed from J. E. Curtis and wife, Lillie J. Curtis, of record in Book 699, page 793, Register's Office for said County.

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 10th day of Sept., 1958

X Claude M. Follis
Mae Follis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Chas. A. Yancey, a Notary Public in and for the State and County aforesaid, personally appeared the within named Claude M. Follis

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, the 10th day of September, 1958

Chas. A. Yancey
Notary Public

My Commission expires: My Commission Expires Oct. 30, 1961

WARRANTY DEED
From M. Claude Follis, et ux
To A. A. Dugger, et ux
97987

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of SEP A.D. 1958 at 11:45 o'clock A.M.
Noted in Book 4 Page 204
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Deputy

DOCUMENTARY UNITED STATES INTERNAL REVENUE

NASHVILLE TITLE COMPANY

K 199