K 2902

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$4,300.00----------

Four Thousand Three Hundred and No/100----------**DOLLARS**

Cash in hand paid by John T. Dugger and wife, Kathleen J. Dugger, the receipt of which is hereby acknowledged,

We, Ray E. Garrett and wife, Ruth F. Garrett,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** John T. Dugger and wife, Kathleen J. Dugger,

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

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Oakland Acres, Section VII, as of record in Book 2663, page 108, Register's Office for said County.

Said Lot No. 56 fronts 148 feet on the westerly side of Saunders Avenue and runs back 357.7 feet on the northerly line and 333.8 feet on the southerly line to a dead line in the rear on which it measures 70 feet.

Being part of the same property conveyed to Ray E. Garrett and wife, Ruth F. Garrett, by deed from Annie F. Orr, et al, of record in Book 1554, page 81, said Register's Office.

This conveyance is made subject to restrictive covenants, easements and setback lines of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John T. Dugger and wife, Kathleen J. Dugger, their _____ **heirs and assigns, forever.**

And we _____ **do covenant with the said** John T. Dugger and wife, Kathleen J. Dugger _____ **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 1959 which have been assumed by the purchasers.

And we, Ray E. Garrett and wife, Ruth F. Garrett, _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John T. Dugger and wife, Kathleen J. Dugger, their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 22 **day of** April, **19** 59

Ray E. Garrett

Ruth F. Garrett

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