K 2908

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $- - - - - - - - TEN AND NO/100 - ($10.00) - DOLLARS cash in hand paid by ROBERT BOYD GREEN AND WIFE, JUANITA R. GREEN and other good and valuable considerations, the receipt of all of which is hereby acknowledged

We, A. A. DUGGER AND WIFE, SALLY L. DUGGER have bargained and sold, and by these presents do transfer and convey unto the said ROBERT BOYD GREEN AND WIFE, JUANITA R. GREEN their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 19 on the Plan of Orchard Hills Subdivision, as of record in Book 2663, page 98, Register's Office for said County.

BEGINNING at a point in the south margin of Curtis Street, at the common corner of Lots Nos. 19 and 20; thence along the south margin of said Street, east 123 feet to a concrete monument; thence around a curve, in a southerly direction 39.3 feet to a monument in the westerly margin of Courtney Avenue; thence along the westerly margin of said Avenue in a southerly direction 148.8 feet to the common corner of lots 18 and 19; thence westerly along the dividing line in said lots, 123 feet to the common corner of Lots 18, 19 and 20; thence northerly along the line between lots Nos. 19 and 20, 121.3 feet to the point of beginning.

Being part of property conveyed to A. A. Dugger and wife, Salley L. Dugger, by deed from Claude M. Follis and wife, of record in Book 2805, page 199, said Register's Office.

The undersigned Sally L. Dugger hereby certifies that she is one and the same person as the Salley L. Dugger named in deed of record in Book 2805, page 199, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2860, page 283, and conditions on the plan of record in Book 2663, page 98, 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 ROBERT BOYD GREEN AND WIFE, JUANITA R. GREEN their heirs and assigns, forever.

And we do covenant with the said ROBERT BOYD GREEN AND WIFE, JUANITA R. GREEN 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 by taxes for the year 1959 which have been prorated and are hereby assumed by the grantee.

And we, A. A. DUGGER AND WIFE, SALLY L. 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 ROBERT BOYD GREEN AND WIFE, JUANITA R. GREEN their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of May, 1959

A. A. Dugger
(A. A. Dugger)

Sally L. Dugger
(Sally L. Dugger)

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, the within named A. A. DUGGER AND WIFE, SALLY 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 Nashville, Tennessee, this 25th day of May, 19 59

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON CO.

Commission expires 11-12-1961

Notary Public

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