BK 3097

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten & No/100 ---------- DOLLARS

Cash in hand paid and other good and valuable considerations all paid by Forrest M. Marker, Jr., and wife, Dorothy W. Marker, the receipt of all of which is hereby acknowledged, we, John T. Dugger, Sr., and John T. Dugger, Jr.,

have bargained and sold, and by these presents do transfer and convey unto the said Forrest M. Marker, Jr., and wife, Dorothy W. Marker, 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. 70 on the plan of Burchwood Gardens, Section II, of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 87.59 feet on the southerly side of Berkshire Drive, and runs back between lines 154.5 feet on the westerly side and 157.53 feet on the easterly side to a line at the rear, on which it measures 95 feet thereon.

Being part of the same property conveyed to John T. Dugger, Sr., and John T. Dugger, Jr., by deed from Suburban Properties, Inc., of record in Book 3033, Page 512, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 3000, Page 528, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30-foot building setback line from Berkshire Drive and a 10-foot easement along the rear of said lot for public utilities.





To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Forrest M. Marker, Jr., and wife, Dorothy W. Marker, their heirs and assigns, forever.

And we do covenant with the said Forrest M. Marker, Jr., and wife, Dorothy W. Marker 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.

And we, John T. Dugger, Sr., and John T. Dugger, Jr., do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Forrest M. Marker, Jr., and wife, Dorothy W. Marker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of June, 1960

John T. Dugger, Sr.

John T. Dugger, Jr.

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