K 3103

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, H. M. Wooden and wife, Louise Wooden,

have bargained and sold, and by these presents do transfer and convey unto the said Ben E. Bugg and wife, Peggie W. Bugg, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 3rd Civil District of Davidson County, Tennessee, being lot No. 8 on the Plan of Merry Oaks, Section 4, as of record in book 2330, page 128, Register's Office for said County.
Said lot No. 8 fronts 98.4 feet on the easterly side of Cloverdale Court and runs back 178.5 feet on the northerly line and 169 feet on the southerly line to a dead line, measuring 98 feet thereon.
Being the same real property conveyed to H. M. Wooden and wife, Louise Wooden, by deed from Mark McLean and wife, dated May 20, 1960, filed May 31, 1960, and recorded in book 3073, page 211, said Register's Office.

This conveyance is made subject to restrictions of record in book 2703, page 233, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along rear line of premises, 30-foot building setback line from Cloverdale Court, and conditions of owners certificate, as shown on plan of record in book 2330, page 128, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben E. Bugg and wife, Peggie W. Bugg, their *heirs and assigns, forever.*

And we *do covenant with the said* Ben E. Bugg and wife, Peggie W. Bugg, *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, H. M. Wooden and wife, Louise Wooden, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ben E. Bugg and wife, Peggie W. Bugg, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hand s this 20th *day of* July, 1960.

H. M. Wooden

Louise Wooden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh L. Bradley, *a Notary Public in and for said County and State,* H. M. Wooden and Louise Wooden, *the within named bargainor s with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* July, 1960.

Hugh L. Bradley
Notary Public

Commission expires April 21, 1963.

G 143