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 LEON JONES AND WIFE, LORETTA A. JONES, 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 LEON JONES AND WIFE, LORETTA A. JONES

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. 5 on the Map of Orchard Hill, as of record in Book 2663, page 98, Register's Office for said County.

Said Lot No. 5 fronts 85 feet on the southeasterly side of Courtney Avenue, and runs back 225.3 feet on the northeasterly line and 232 feet on the southwesterly line, to a dead line, and measures 85.2 feet thereon.

Being part of the property conveyed to A. A. Dugger and wife, Salley L. Dugger, by deed from Claude M. Follis and wife, as 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.

The undersigned Sally L. Dugger hereby certifies that she is one and the same person as the "Salley L. Dugger" referred to in deed of record in Book 2805, page 199, 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 said LEON JONES AND WIFE, LORETTA A. JONES their heirs and assigns, forever.

And we do covenant with the said LEON JONES AND WIFE, LORETTA A. JONES 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 1960 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 LEON JONES AND WIFE, LORETTA A. JONES their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of September, 1960.

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 15th day of September, 1960.

Commission expires 11-12-1961

Anne Abernathy
Notary Public

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