BK 3184

WARRANTY DEED

For and in consideration of the sum of Three Thousand ($3,000.00) and no/100 - - - - - - - - - *DOLLARS*

cash in hand paid by Jean Marie Felts, receipt whereof is hereby acknowledged,

We, Billy Eugene Duke and wife, Kathleen Elizabeth Duke, *have bargained and sold, and by these presents do transfer and convey unto the said* Jean Marie Felts, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 8th Civil District of Davidson County, Tennessee, being lot No. 2 on the Plan of Horton Heights, Section I, as of record in Book 2133, Page 28, Register's Office for said County, more particularly described as follows:

Said lot No. 2 fronts 114.0 feet on the southerly side of an access road adjoining and lying immediately to the south of Charlotte Pike, and extends back between lines 344.8 feet on the westerly line, and 346.7 feet on the easterly line, to a dead line in the rear on which it measures 131.3 feet.

Being the same property conveyed to Billy Eugene Duke and wife, Kathleen Elizabeth Duke by deed of Charles M. Holmes, et ux, by deed of record in Book 2902, Page 84, said Register's Office.

This conveyance is subject to restrictions of record in Book 2135, Page 118, said Register's Office and to easements of record in Book 2133, Page 28, 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 Jean Marie Felts, her *heirs and assigns, forever.*

And we *do covenant with the said* Jean Marie Felts *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 the year 1961 which are assumed by grantees.

And we, the said Billy Eugene Duke and wife, Kathleen Elizabeth Duke, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jean Marie Felts, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 1st *day of* March, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy Eugene Duke

Kathleen Elizabeth Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W J Stephens *a Notary Public in and for said County and State,* Billy Eugene Duke and wife, Kathleen Elizabeth Duke, *the within named bargainors, 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* 1st *day of* March, 19 61.

W J Stephens *Notary Public*

Commission expires Oct 28-1963

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