BK 3184

WARRANTY DEED BEAU S. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------TEN & NO/100 ----------
---------- DOLLARS ($ 10.00),
cash in hand paid by Iva H. Brown, and other good and valuable considerations, receipt of which is hereby acknowledged, we

J. T. Dugger, Sr. and John T. Dugger, Jr.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Iva H. Brown

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, page 66, Register's Office for said County.

Said Lot No. 95 fronts 77 feet on the easterly side of Cloverleaf Drive and extends back between lines 117.87 feet on the northerly line and 149.91 feet on the southerly line to the rear line, which is a broken line on which it measures 102.71 feet.

Being the same property conveyed to J. 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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 3rd day of March, 1961

J. T. Dugger, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

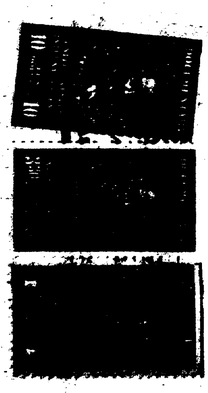
Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. T. Dugger, Sr. and John T. Dugger, Jr.

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 Nadhville, Davidson County, Tennessee, this, the 3rd day of March, 19 61

My commission expires: November 17, 1963.

Notary Public



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of MAR A.D. 1961 at 12:15 o'clock P.M.
Noted in Book 2882 Page 202
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

14.30

3 WARRANTY DEED
From J. T. Dugger, Sr. and John T. Dugger, Jr.
To Iva H. Brown

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