K 3186

For and in consideration of the sum of Four Hundred and no/100 ---------- ($400.00) ---------- *DOLLARS*

cash in hand paid by Clifton J. Dukes and wife, Violet Dukes, the receipt of which is hereby acknowledged,

I, Earl L. Hiland and wife, Bessie Jane Hiland,

have bargained and sold, and by these presents do transfer and convey unto the said Clifton J. Dukes and wife, Violet Dukes, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being the southerly 107 feet of Lot No. 34 on the Plan of Dr. E. T. Brown's Subdivision of the W. W. King Land, as of record in book 376, page 69, Register's Office for said County, described as follows:
beginning at the southwest corner of Lot No. 33 in the northerly line of Buroughs Place, as of record in book 547, page 193, said Register's Office; thence with the line between Lots Nos. 33 and 34 northerly 107 feet; thence westerly 50 feet, more or less, to the easterly line of Lot No. 35; thence with the line between Lots Nos. 34 and 35 southerly 107 feet to the northerly line of said Buroughs Place; thence with said Place easterly 51 feet to the beginning.
being part of the property conveyed to Earl L. Hiland and wife, Bessie Jane Hiland, by deed from Harvey H. LaFollette and wife, of record in book 1983, page 172, 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 Clifton J. Dukes and wife, Violet Dukes, their

heirs and assigns, forever.

And we *do covenant with the said* Clifton J. Dukes and wife, Violet Dukes,

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, Earl L. Hiland and wife, Bessie Jane Hiland,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clifton J. Dukes and wife, Violet Dukes, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our *hand* s *this* 25th *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.*

Earl L. Hiland

Bessie Jane Hiland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. R. Wyatt, *a Notary Public in and for said County and State,* Earl L. Hiland and wife, Bessie Jane Hiland,

the within named 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* 25th *day of* March *19* 61

J. R. Wyatt *Notary Public*

Commission expires July 28, 1963

STATE OF TENNESSEE DAVIDSON COUNTY

REGISTER'S OFFICE

Received for record 27 day of Mar AD 1961 at 10 o'clock A M

Noted in Book 4144 Page 332

Recorded in Book Page

Recording Fee $2.00

JAMES P. WILSON, Register

By

WARRANTY DEED

FROM 31804

Earl L. Hiland et ux.

TO

Clifton J. Dukes et ux.

Compliments of

Guaranty Title Company

A D

Kansas City Title

American

S. W. Corner

NASHVILLE, TENNESSEE

MAIL TO CLIFTON J. DUKE 497 DOZIER RD

P G 494