For and in consideration of the sum of - - - - - - TEN AND NO/100 - - - - - - - - - - - - - -
- - - - - - - ($10.00) - *DOLLARS*
cash in hand paid by THOMAS M. BROWN AND WIFE, MOLLIE P. BROWN 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 THOMAS M. BROWN AND WIFE, MOLLIE P. BROWN

their *heirs 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. 8 on the Plan of Orchard Hill, as of record in Book 2663, page 98, Register's Office for said County.

Said lot fronts 68 feet on the easterly side of Courtney Avenue and runs back 283.6 feet on the north line and 271.3 feet on the south line to a dead line in the rear on which it measures 112.7 feet.

Being part of the property conveyed to A. A. Dugger and wife, Salley L. Dugger, by deed from Claude T. Follis and wife, 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, Register's Office for Davidson County, Tennessee.

The above named Sally L. Dugger hereby certifies that she is one and the same person as the Salley L. Dugger in deed recorded 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 THOMAS M. BROWN AND WIFE, MOLLIE P. BROWN their *heirs and assigns, forever.*

And we *do covenant with the said* THOMAS M. BROWN AND WIFE, MOLLIE P. BROWN *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 1961 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* THOMAS M. BROWN AND WIFE, MOLLIE P. BROWN their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 1st *day of* April, *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.*

A. A. Dugger
(A. A. Dugger)

Sally L. Dugger
(Sally L. Dugger)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* A. A. DUGGER AND WIFE, SALLY L. DUGGER *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 7th *day of* April, *19*61.

Anne Abernathy
Notary Public

Commission expires 11-12-1961

WARRANTY DEED
33860
A. A. DUGGER AND WIFE,
SALLY L. DUGGER
TO
THOMAS M. BROWN AND WIFE,
MOLLIE P. BROWN