K 3219

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - ($10.00) - - - - - - - - - -
TEN and No/100 - *DOLLARS*
cash in hand paid by Glenn A. Duke and wife, Mary H. Duke, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Mary Frances Hunt
we, David R. Hunt and wife, ~~Margie M. Hunt~~ *have bargained and sold, and by these presents do transfer and convey unto the said*
Glenn A. Duke and wife, Mary H. Duke
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 7 on the Plat of John B. Cowden's Subdivision, Section 4, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, May 14, 1947, and revised January 10, 1948, as follows:

Beginning on the easterly margin of a 25 foot strip dedicated for street at its intersection with the south boundary line of the Cowden Tract; thence with the easterly margin of said strip north 33° 30' west 89 feet to the cornerof Lots Nos. 7 and 8; thence with the line between said two lots north 58° east 179 feet to the westerly line of lot No. 4; thence with the westerly line of lots Nos. 4,5, and 6 south 35° east 221 feet to the south boundary line of said Cowden Tract; thence with same westwardly 228.2 feet to the beginning.

Being the same real property conveyed to David R. Hunt and wife, Margie M. Hunt, by deed from J. W. Perry and wife, dated January 3, 1955, filed January 12, 1955, and recorded in book 2339, page 45, Register's Office for Davidson County, Tennessee. **(The said Margie M. Hunt having since died)**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Glenn A. Duke and wife, Mary H. Duke
their *heirs and assigns, forever.*

And we *do covenant with the said* Glenn A. Duke and wife, Mary H. Duke
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 have been prorated as of date hereof and assumed by the Grantees.

And we, David R. Hunt and wife, ~~Margie M. Hunt~~ Mary Frances Hunt
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Glenn A. Duke and wife, Mary H. Duke
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand*s *this* 17 *day of* April, *1961, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David R. Hunt

Mary Frances Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E. V. Williams, *a Notary Public in and for said County and State,* David R. Hunt and wife, ~~Margie M. Hunt~~ Mary Frances Hunt, *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 the* 17 *day of* April, *19* 61.

DAVIDSON COUNTY NOTARY

E. V. Williams *Notary Public*

Commission expires October 24, 1964.

G 587