WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of ---------Ten and no/100 ---------- DOLLARS ($10.00), cash in hand and other good and valuable considerations paid to us by the purchaser, the 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

Elsie Farrell and Betty Farrell

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. 62, in the East Edgefield Addition, as recorded in Book No. 21, page 147, Register's Office for Davidson County, Tennessee

Said Lot No. 62 fronts 53½ feet on the south side of Russell Street (formerly Linn Street), and runs back between parallel lines 170 feet to an alley, and is the same lot conveyed to J. T. Dugger, Sr. and John T. Dugger, Jr. by deed from Alma Bohnenstiel, Elizabeth Bohnenstiel, Helen Bohnenstiel and Pauline Bohnenstiel as of record in Book 3225, page 25, 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 24 day of May, 19 61.

J. T. Dugger, Sr.
John T. Dugger

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 Nashville, Davidson County, Tennessee, this, the 24 day of May, 19 61.

James M. Foster
Notary Public

My commission expires: November 17, 1961.

File "Foster Rugby Co"

WARRANTY DEED
From 46936
J. T. Dugger, Sr., and
John T. Dugger, Jr.
To
Elsie Farrell, and
Betty Farrell

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for Record JUL 5 1961
at 3:20 P.M. and Noted in Book 4176 Page 176
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE