WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of

Seventy Five Hundred and no/100 ********** DOLLARS ($ 7,500.00),

paid and to be paid as follows: Three thousand dollars ($3,000.00) cash paid to us this day by Leona Stephens, the receipt of which is hereby acknowledged by us, the balance of said purchase price the said Leona Stephens is this day assuming and agreeing to pay a certain First Mortgage Note now against the property hereinafter described and conveyed, said Note is for the principal sum of $4,500.00, dated September 18, 1961, payable on or before twelve months after date. Said Note being payable to the order of J. Douglas Wright, deed of trust recorded in Book No. 3289, page 415 Register's Office for Davidson County, Tennessee, we

R. L. Dugan and wife, Clara E. Dugan

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

Leona Stephens, a widow,

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:

Being lot No. 608 of Block No. 30 in Charlotte Park Company's First Addition, as of record in book 57, page 103, Register's Office for said County.

Said lot No. 608 fronts 50 feet on the southerly side of Idaho Avenue, formerly Fifth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same real property conveyed to R. L. Dugan and wife, Clara Dugan, by deed from John L. Pearce and wife, dated January 29, 1938, filed January 31, 1938, and recorded in book 1041, page 189, the said R. L. Dugan having subsequently conveyed his interest in said property to Clara E. Dugan, by deed dated October 22, 1940, filed November 1, 1940, and recorded in book 1148, page 469, 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 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., except as set out above and state & county taxes for 1961, same being assumed by grantee,

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 27th day of October, 1961.

Clara Dugan and Clara E. Dugan being one and the same person

R. L. Dugan

Clara E. Dugan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, T. W. WRENNE, a Notary Public in and for the State and County aforesaid, personally appeared the within named R. L. Dugan and wife, Clara E. Dugan

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, Tennessee, this, the 27th day of October, 1961

T. W. Wrenne
Notary Public

My commission expires: OCT. 26 1963

622522

WARRANTY DEED

From
R. L. Dugan and wife,
Clara E. Dugan

To
Leona Stephens,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of OCT A.D. 1961 at 4:47 o'clock P.M.
Noted in Book 3284 Page 109
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

NASHVILLE TITLE COMPANY
"Title"
TENNESSEE