BK 3284

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $15,200.00

Fifteen Thousand, Two Hundred and no/100 DOLLARS

Cash in hand paid by Woodrow W. Porter and wife, Lois H. Porter, the receipt of which is hereby acknowledged, we,

J. T. Dugger, Sr. and John T. Dugger, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Woodrow W. Porter and wife, Lois H. Porter

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

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for said County.

Said Lot No. 88 fronts 85.82 feet on the northeasterly margin of Cloverleaf Drive and runs back between lines of 150.07 feet on the northwesterly side and 151.64 feet on the southeasterly side to a dead line in the rear measuring 85 feet.

Being part of the same property conveyed to J. T. Dugger, Sr. and John T. Dugger, Jr., by deed from Suburban Properties, Inc., of record in Book 3033, page 512, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Woodrow W. Porter and wife, ~~Lois~~ H. Porter their heirs and assigns, forever.

And we do covenant with the said Woodrow W. Porter and wife, Lois H. Porter 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, J. T. Dugger, Sr. and John T. Dugger, Jr., do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Woodrow W. Porter and wife, Lois H. Porter their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of October, 19 61

J. T. Dugger, Sr.

John T. Dugger

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