K 3308

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $15,850.00

Fifteen Thousand, Eight Hundred Fifty and no/100 **DOLLARS**

Cash in hand paid by Pleasant G. Hendricks and wife, Eleanor C. Hendricks, 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** Pleasant G. Hendricks and wife, Eleanor C. Hendricks

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. 69, 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. 69 fronts 74.0 feet on the southerly margin of Berkshire Drive, running back between lines measuring 141.27 feet on the easterly line and 157.53 feet on the westerly line to a broken line in the rear on which it measures 124.33 feet.

Being 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 Pleasant G. Hendricks and wife, Eleanor C. Hendricks their **heirs and assigns, forever.**

And we **do covenant with the said** Pleasant G. Hendricks and wife, Eleanor C. Hendricks **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** Pleasant G. Hendricks and wife, Eleanor C. Hendricks, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 1st **day of** November, 19 61

J. T. Dugger, Sr.

John T. Dugger, Jr.

PG 567