K 3375

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 Arch Henry Scruggs and wife, Margaret H. Scruggs, 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** Arch Henry Scruggs and wife, Margaret H. Scruggs

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. 81 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 81 begins at a point on the westerly margin of Cloverleaf Drive on the common boundary of Lots 81 and 82; thence along said boundary westwardly 123.92 feet to a concrete marker on the common boundaries of Lots 80, 81, and 82; thence along the boundary between Lots 80 and 81 southwardly 115 feet to an iron pin on the northerly margin of Valley Park Drive; thence along said margin eastwardly 110.06 feet to a concrete marker; thence northwardly 38.05 feet around a curve to a concrete marker in the westerly margin of Cloverleaf Drive; thence along said Drive 160 feet to the point of beginning.

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 allrestrictive 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 Arch Henry Scruggs and wife, Margaret H. Scruggs their **heirs and assigns, forever.**

And we **do covenant with the said** Arch Henry Scruggs and wife, Margaret H. Scruggs **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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

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** Arch Henry Scruggs and wife, Margaret H. Scruggs, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 8th **day of** May, 19 62

J. T. Dugger, Sr.

John T. Dugger

G 269