K 3436

For and in consideration of the sum of ($10.00) DOLLARS
Ten and No/100
Cash in hand paid by H. C. Duke and wife, Ora Elizabeth Duke, and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, James Earl Covington and wife, Peggy Covington have bargained and sold, and by these presents do transfer and convey unto the said H. C.Duke and wife, Ora Elizabeth Duke their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being the southerly 50 feet of the easterly half of Lot No. 54 on the Map of West Nashville Annex, as of record in book 332, page 11, Register's Office for said County.

Said part of Lot No. 54 fronts 50 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said Avenue, 200 feet, more or less, to the center of an alley.

Being the same property conveyed to James Earl Covington by Warranty Deed from Robert Lee Raper and wife, Cora Raper, as of record in Book 3340, page 209, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for power line granted Tennessee Electric Power Company by Lit Malone and wife, and other rights with reference thereto as set out in book 787, page 20, 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 said H. C. Duke and wife, Ora Elizabeth Duke their heirs and assigns, forever.

And we do covenant with the said H. C. Duke and wife, Ora Elizabeth Duke 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 pro rated and assumed by the Purchaser.

And we, James Earl Covington and wife, Peggy Covington do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. C. Duke and wife, Ora Elizabeth Duke their heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our hands this 1st day of October, 19 62, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Earl Covington
Peggy Covington

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
Personally appeared before me, Mack H. Webb, a Notary Public in and for said County and State, James Earl Covington and wife, Peggy Covington, the within named 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 1st day of October, 19 62.
Mack H. Webb Notary Public
(Seal)
My Commission Expires 10/24/64

$5268
WARRANTY DEED
FROM
TO
REGISTER'S OFFICE
STATE OF TENNESSEE
COUNTY OF DAVIDSON

G 527