K 3498

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - ($10.00) - - - - - - - - -
Ten and No/100 - DOLLARS
Cash in hand paid by Walter T. Dugger and wife, Thelma K. Dugger, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged, and subject to the unpaid indebtedness, all of which is fully described in a deed of trust instrument which appears of record in Book 3175, page 91, R.O.D.C., Tennessee;
We, Fountain B. Kelsey and wife, Mary Irene Kelsey, have bargained and sold, and by these presents do transfer and convey unto the said Walter T. Dugger and wife, Thelma K. Dugger,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, October 15, 1960, as follows:

Beginning in the center of Old Hickory Boulevard at the northeast corner of the property conveyed to J. H. Sessler by deed from Bessie Sessler, of record in Book 2091, page 251, Register's Office for said County; thence with said Sessler's eastern boundary line south 11° 30' west 94 feet, south 52° east 46 feet and south 39° 30' east 117 feet; thence south 39° 30' east 312 feet; thence north 48° 30' east 465 feet to the center of Eatons Creek Road; thence with the center of same north 54° 30' west 225 feet, north 86° west 363 feet and north 62° 30' west 49.5 feet to the center of Old Hickory Boulevard; thence with the center of same south 55° west 61 feet to the beginning, containing 4 acres.

Being the same property conveyed to Fountain B. Kelsey et ux., by deed from Farris E. Pemberton et ux., of record in Book 3177, page 225, 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 Walter T. Dugger and wife, Thelma K. Dugger, their heirs and assigns, forever.

And we do covenant with the said Walter T. Dugger and wife, Thelma K. Dugger, 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 as described above.

And we, Fountain B. Kelsey and wife, Mary Irene Kelsey, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter T. Dugger and wife, Thelma K. Dugger, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29 day of December, 1962

Fountain B Kelsey

Mary Irene Kelsey

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