K 3531

For and in consideration of the sum of Six Thousand Five Hundred and No/100 ---------- ($6,500.00) ---------- *DOLLARS*

cash in hand paid by Charles D. Hamilton and wife, Barbara J. Hamilton, the receipt of which is hereby acknowledged,

We, J. W. Dugan and wife, Etta Sullivan Dugan,

have bargained and sold, and by these presents do transfer and convey unto the said Charles D. Hamilton and wife, Barbara J. Hamilton, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 4 and the easterly half of lot No. 5 of Block No. 24 in Charlotte Park Company's Second Addition to Nashville, a plan of which is of record in book 57, pages 160 and 161, Register's Office for said County.
Said lot No. 4 and part of lot No. 5 front together 75 feet on the southerly side of Elkins Avenue and run back between parallel lines 150 feet to an alley.
Being the same real property conveyed to J. W. Dugan and wife, Etta Sullivan Dugan, by deed from Sam Underwood and wife, of record in book 1115, page 441, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles D. Hamilton and wife, Barbara J. Hamilton, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles D. Hamilton and wife, Barbara J. Hamilton, *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 for taxes for the year 1963 which are assumed by grantees.

And we, J. W. Dugan and wife, Etta Sullivan Dugan, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles D. Hamilton and wife, Barbara J. Hamilton, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 28th *day of* March, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. W. Dugan
Etta Sullivan Dugan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* J. W. Dugan and wife, Etta Sullivan Dugan,

the within named bargainors, 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* 28th *day of* March, 19 63.

Commission expires July 28, 1963 *Notary Public*

55216

WARRANTY DEED
FROM
J. W. Dugan, et ux
TO
Charles D. Hamilton, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 1st day of April A.D. 1963
at 11:47 o'clock A.M.
Noted in Book 3531 Page 591
Recorded in Book [illegible] Page [illegible]
Recording Fee $1.00
Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company

G 591