BK 3572

WARRANTY DEED

For and in consideration of the sum of ---------$10.00---------
---------Ten and no/100---------DOLLARS
and other good and valuable considerations, cash in hand paid by Harold L. Spillars and wife, Doris Marie Spillars, the receipt of all of which is hereby acknowledged.

Dugger Developments, Inc.
has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Harold L. Spillars and wife, Doris Marie Spillars
their ~~heirs~~ 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. 45 on the Plan of Madison Park, Section Two, as of record in Book 3106, page 141, Register's Office for Davidson County, Tennessee.
Said Lot No. 45 fronts 75.0 feet on the southerly side of Fodders Drive and extends back between parallel lines, 135.0 feet to a dead line in the rear.
Being part of the same property conveyed to Dugger Developments, Inc., by deed from H. L. Gibson et als, of record in Book 3377, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3159, page 106, as amended by Book 3160, page 337, 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 Harold L. Spillars and wife, Doris Marie Spillars
their ~~heirs~~ heirs and assigns, forever.

And ~~it does~~ ~~its~~ covenant with the said Harold L. Spillars and wife, Doris Marie Spillars that ~~it is~~ lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered., with exception of the 1963 Taxes which are prorated and assumed by the Grantees herein.

And Dugger Developments, Inc. does ~~for~~ successors
~~its~~ further covenant and bind ~~itself~~, its ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Harold L. Spillars and wife, Doris Marie Spillars, their ~~heirs~~ heirs and assigns against the lawful claims of all persons, whomsoever.
IN ~~WITNESS WHEREOF~~, Dugger Developments, Inc. has caused this instrument to be executed by its duly authorized officer this the 11th day of June, 1963.

DUGGER DEVELOPMENTS, INC.

By: John T. Dugger
John T. Dugger, Jr., President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____
_____
_____
the bargainor, with whom I am personally acquainted and who acknowledged that _____ executed the within instrument for the purposes therein contained.
Witness my hand and official seal at office, this _____ Day of _____, 19__.

Commission expires _____ _____ Notary Public

PG 317