K 3574

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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 Franklin A. Rader and wife, Shirley Johnson Rader, 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** Franklin A. Rader and wife, Shirley Johnson Rader

their ~~his~~ **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. 119 on the Map of Madison Park, Section Two, as of record in Book 3106, page 111, Register's Office for said County. Said Lot No. 119 lies on the southwest corner of the intersection of Anderson Lane and May Drive; beginning at a point on the westerly margin of May Drive; thence westerly North 86° 00' West 119.1 feet to a point; thence northerly 102 feet to a point on the southerly margin of Anderson Lane; thence easterly South 88° 30' East 91.78 feet to a point; thence southerly 39.5 feet around the corner to a point; thence southerly South 2° 00' West 77.9 feet to the point of beginning. Being part of the same property conveyed to Dugger Developments, Inc., by deed from H. L. Gibson, et al, of record in Book 3377, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 3459, page 106, as amended in Book 3460, page 337, which said instrument relates Clause No. 11 of said restrictive covenants. Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Franklin A. Rader and wife, Shirley Johnson Rader

their ~~his~~ **heirs and assigns, forever.**

And it ~~he~~ **does covenant with the said** Franklin A. Rader and wife, Shirley Johnson Rader **that** it ~~he~~ **is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**, with exception of the 1963 Taxes which are prorated and assumed by the Grantees herein.

And Dugger Developments, Inc. ~~I~~ does

do further covenant and bind itself, its ~~his~~ successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Franklin A. Rader and wife, Shirley Johnson Rader, their ~~his~~ **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Dugger Developments, Inc. has caused this instrument to be ~~I have hereunto set my hand~~ executed by its duly authorized officer this the 26th 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** ----------

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the bargainor ~~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 office, this ---------- **day of** ----------, **19**--

Commission expires ----------

Notary Public

G 605