BK 3618

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by Robert William Dukes and wife, Mable I. Cowherd Dukes, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, James J. Hanberry and wife, Vera E. Hanberry have bargained and sold, and by these presents do transfer and convey unto the said ROBERT WILLIAM DUKES AND WIFE, MABLE I. COWHERD DUKES, their 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. 309 on the Map of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Woodyhill Drive at the corner of Lots Nos. 309 and 310; thence with the line between said lots northerly 135 feet to a point in the south line of Lot No.308; thence with the line between Lots Nos. 308 and 309, westerly 114 feet to the easterly margin of Woodyhill Drive; thence with the margin of the same southerly 91.3 feet to the beginning of a curve; thence around said curve southeasterly 58.8 feet to the north margin of Woodyhill Drive; thence with the margin of the same easterly 62.2 feet to the beginning.

Being the same property conveyed to James J. Hanberry and wife, Vera E. Hanberry, by deed from Charles R. Hazelwood and wife, Mary E. Hazelwood, of record in Book 1912, page 160, 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 Robert William Dukes and wife, Mable I. Cowherd Dukes, their heirs and assigns, forever.

And we do covenant with the said Robert William Dukes et ux, Mable I. Cowherd Dukes 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.

And We, James J. Hanberry and wife, Vera E.Hanberry, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert William Dukes and wife, Mable I. Cowherd Dukes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of September, 1963

James J. Hanberry

Vera E. Hanberry

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