K 3645

WARRANTY DEED

For and in consideration of the sum of - - - TEN AND NO/100 - ($10.00) - *DOLLARS*

cash in hand paid by JAMES F. DUGGER and wife, RUTH U. DUGGER, and other good and valuable considerations, receipt of which is hereby acknowledged,

WE, JOHN D. CARUTHERS and wife, ANN E. CARUTHERS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES F. DUGGER and wife, RUTH U. DUGGER,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 7th Civil District of Davidson County, Tennessee, being lot No. 4 of Block "B" on the plan of Tyne Meade, Section 3, as of record in book 1424, pages 12, 13 and 14, Register's Office for said County,
Said lot No. 4 fronts 200 feet on the northerly side of Tyne Boulevard, and extends back between parallel lines, 215 feet to a dead line.

This tract of land is improved and known as 2504 Tyne Boulevard, Nashville, Tennessee.

Being the same real property conveyed to John D. Caruthers and wife, Ann E. Caruthers by deed from Joe Rutherford and wife, dated February 26, 1957, filed March 27, 1957, and recorded in book 2642, page 55, said Register's Office.

This conveyance is made subject to a ten foot easement for public utilities along rear line of premises; 75 foot building setback line from Tyne Blvd.; conditions of owners certificate as shown on Plan in book 1424, pages 12, 13 and 14; and restrictive covenants contained in an instrument of record in book 1489, page 471, all recorded in the 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 JAMES F. DUGGER and wife, RUTH U. DUGGER, their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES F. DUGGER and wife, RUTH U. 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 taxes for the year 1963, said taxes having been prorated as of date hereof and assumed by the Grantees.

And WE, JOHN D. CARUTHERS and wife, ANN E. CARUTHERS *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES F. DUGGER and wife, RUTH U. DUGGER, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 1st *day of* November, *1963, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John D. Caruthers

Ann E. Caruthers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Annie Ruth Milliken, *a Notary Public in and for said County and State,* JOHN D. CARUTHERS and wife, ANN E. CARUTHERS

the within named bargainor S *, 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* 1st *day of* November, *1963.*

Annie Ruth Milliken *Notary Public*

Commission expires 1-22-64

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