K 3646

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: _____
ADDRESS: _____

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 Blueford N. Knight and wife, Willa Dean Knight, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictive Covenants contained in instrument of record in Book 3459, page 406, as amended in Book 3460, page 337, which said instrument deletes clause No. 14 of said restrictive covenants, said Register's Office.

Dugger Developments, Inc., has **bargained and sold, and by these presents do transfer and convey unto the said** Blueford N. Knight and wife, Willa Dean Knight 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. 43 on the Plan of Madison Park, Section II, as of record in Book 3106, page 141, Register's Office for said County. Said Lot No. 43 fronts 75.0 feet on the southerly side of Fedders Drive and extends back between parallel lines 135.0 feet to a dead line.
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, said Register's Office.

THIS TRACT IS	IMPROVED AND KNOWN ON TAX RECORDS AS:			
Lot 43	Fedders Drive	Madison		Tenn.
No.	Street	City	Town	State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Blueford N. Knight and wife, Willa Dean Knight their **heirs and assigns, forever.**

And it does **its covenant with the said** Blueford N. Knight and wife, Willa Dean Knight **that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Dugger Developments, Inc. **do further covenant and bind** itself, its successors **and representatives, to warrant and forever defend the title to the said land to the said** Blueford N. Knight and wife, Willa Dean Knight their **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 13th day of November, 1963.

DUGGER DEVELOPMENTS, INC.

BY: John T. Dugger, Jr., President

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