K 3703

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the undersigned Leona Ollie Dugger has bargained and sold and by these presents does transfer and convey unto Richard Vernon Gray and wife, Betty Ann Gray, their heirs and assigns, the following tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by E. J. Miller, Jr., & Company of Nashville, Tennessee, dated February 20, 1963, and shown as Tract "C" thereon, as follows:

> Beginning at a point in the center line of Forte Road Extended, said point being the southeasterly corner of said Tract "C" and the southwesterly corner of Tract "B" as shown on said survey, and being located approximately 951 feet south of the northerly boundary line of Tract "A" and property owned by Aita; thence north 88° west, 830 feet to an iron pin; thence south 2° west, 210 feet along the line between said Tract "C" and property owned by Dixon to a point; thence south 88° east, 833.3 feet along the line between said Tract "C" and property owned by Conchin to an iron pin in the center line of Forte Road Extended; thence in a northerly direction along the center line of said Forte Road Extended 210 feet to the point of beginning, containing 4 acres, more or less.
>
> Being part of the same property conveyed to Aubrey B. C. Dugger and wife, Leona Ollie Dugger, by deed from Joe J. Forte, et al, of record in Book 1312, page 111, Register's Office for said County; and being part of the same property in which the said Aubrey B. C. Dugger and wife, Leona Ollie Dugger, conveyed a one-half undivided interest to S. D. Dugger and wife, Effie Mankins Dugger, by deed of record in Book 1383, page 682; and being part of the property in which S. D. Dugger conveyed his undivided one-half interest to the said Leona Ollie Dugger, by deed of record in Book _____, page _____, said Register's Office, the said Aubrey B. C. Dugger and the said Effie Mankins Dugger having previously died.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard Vernon Gray and wife, Betty Ann Gray, their heirs and assigns forever.

And the said Leona Ollie Dugger does covenant with the said Richard Vernon Gray and wife, Betty Ann Gray, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for 1964 taxes, which are assumed by the grantees.

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