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 does by these presents transfer and convey unto S. D. Dugger, his heirs and assigns, a one-half undivided interest in and to a certain 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 designated thereon as Tract "A", described as follows:

> Beginning at a point in the center line of Forte Road Extended, said point being the southeasterly corner of said Tract "A" and being located in the boundary line between said tract and property owned by Aita; thence north 88° west, 742 feet along the line between said tract and the property of Aita to a point; thence south 42° west, 435 feet to a point in the line between said tract and property of Dixon; thence continuing south 2° west, 123 feet along said fence line to an iron pin. Thence south 89° east, 672 feet to an iron pin; thence north 1° east, 110 feet to an iron pin; thence south 89° east, 150 feet to an iron pin in the center line of said Forte Road Extended; thence with the center line of said road in a northerly direction 265 feet, more or less, to a point; thence north 20°, 30' west, 181 feet to the point of beginning, said tract containing 10 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 conveyed by the said Aubrey B. C. Dugger and wife, Leona Ollie Dugger, to S. D. Dugger and wife, Effie Mankins Dugger, of record in Book 1383, page 682, the said Aubrey B. C. Dugger having died, and the said Effie Mankins Dugger having died.

TO HAVE AND TO HOLD said interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. D. Dugger, his heirs and assigns forever. It is the purpose of this deed to vest a fee simple title in said Tract "A" in the said S. D. Dugger, his heirs and assigns.

The said Leona Ollie Dugger does covenant with the said S. D. Dugger that she is lawfully seized and possessed of said interest in 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 grantee.

And the said Leona Ollie Dugger does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to said interest in said land to the

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