3762

For and in consideration of the sum of Ten and No/100 - ($10.00) - *DOLLARS*

cash in hand paid by Jack C. Duggin and wife, Mary B. Duggin, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Ellis T. Ellis, a widow, *have bargained and sold, and by these presents do transfer and convey unto the said* Jack C. Duggin and wife, Mary B. Duggin, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Vailwood Heights, as of record in book 1835, page 32, Register's Office for said County.
Said Lot No. 30 fronts 100 feet on the westerly side of Skyline Drive and runs back between parallel lines 252 feet to a dead line.
Being the same real property conveyed to E. Raymond Ellis and wife, Ellis T. Ellis, by deed from Horace T. Polk and wife, of record in book 2100, page 357, said Register's Office, the said E. Raymond Ellis having since died.

This conveyance is made subject to easement for water mains, if any, as set out in instrument of record in book 1037, page 572; to ten-foot easement for public utilities, 45-foot building setback line from Skyline Drive, and conditions of owners certificate, as shown on plan of record in book 1835, page 32; and to restrictive covenants contained in deed of record in book 1318, page 332, 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 Jack C. Duggin and wife, Mary B. Duggin, their *heirs and assigns, forever.*

And I *do covenant with the said* Jack C. Duggin and wife, Mary B. Duggin, *that* I am *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 1964, which are prorated and assumed by purchasers.

And I, Ellis T. Ellis, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jack C. Duggin and wife, Mary B. Duggin, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 8 *day of* May, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ellis T. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Sweeney, *a Notary Public in and for said County and State,* Ellis T. Ellis

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 8 *day of* May *19*64.

Richard D. Sweeney *Notary Public*

Commission expires July 22 1967

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

2-128314

29376 FROM

Ellis T. Ellis, a widow

TO

Jack C. Duggin, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 11 day of MAY A.D. 1964 at 8:41 o'clock A M.
Noted in Book 168 Page 792
Recorded in Book Page
Recording Fee $ 2.00
[signature], Register
By [signature], Deputy Reg.

Henry Gillespie REALTY CO.

281