K 1640

For and in consideration of the sum of ($4,000.00)
FOUR THOUSAND & NO/100- DOLLARS
cash in hand paid by John Grooms and wife, Ola Grooms, John Grooms, Jr. and wife, Hazel Jeanette Grooms, the receipt of which is hereby acknowledged;

We, E. K. VAUGHAN and wife, HAZEL M. VAUGHAN,
have bargained and sold, and by these presents do transfer and convey unto the said JOHN GROOMS and wife, OLA GROOMS, JOHN GROOMS, JR. and wife, HAZEL JEANETTE GROOMS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 72 on the Plan of Payne, Blakemore & Cummings' Addition to Nashville, as of record in Book 57, page 70, Register's Office for said County.
Said Lot No. 72 fronts 50 feet on the westerly side of South 13th Street and runs back between parallel lines 161 feet to an alley.
Being the same property conveyed to E. K. Vaughan and wife, Hazel M. Vaughan, by deed from Thomas A. Curtiss and wife, of record in Book 1416, page 49, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Grooms and wife, Ola Grooms, John Grooms, Jr. and wife, Hazel Jeanette Grooms, their heirs and assigns, forever.

And we do convenant with the said John Grooms and wife, Ola Grooms, John Grooms, Jr. and wife, Hazel Jeanette Grooms, 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 by 1948 State and County taxes, assumed by Grantees, 1948 City taxes paid by Grantors, all taxes pro rated.
And we, E. K. Vaughan and wife, Hazel M. Vaughan, do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Grooms and wife, Ola Grooms, John Grooms, Jr. and wife, Hazel Jeanette Grooms, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of September, 1948.

[redacted]

E. K. Vaughan
Hazel M. Vaughan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. M. Vaughn, a Notary Public in and for said County and State, the within named E. K. Vaughan and wife, Hazel M. Vaughan, the 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 office, this 27th day of September, 1948.

Commission expires Oct 7 1949.

J. M. Vaughn
Notary Public

38109

WARRANTY DEED

FROM

E. K. VAUGHAN and wife, HAZEL M. VAUGHAN.

TO

JOHN GROOMS and wife, OLA GROOMS, JOHN GROOMS, JR. and wife, HAZEL JEANETTE GROOMS.

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record this 29 day of SEP 1948 at 9:45 o'clock A.M.
Note Book 1678 Page 530
Recorded in Book 1678 Page 530
Fee $1.50
EUNICE WILSON, Register
By [illegible] Cpt. Rec.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave. North
NASHVILLE, TENN.
Form 103

G 284