K 2240

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, John P. Draughon and wife, Stella C. Draughon,

have bargained and sold, and by these presents do transfer and convey unto the said Fannie Mai Dean, her 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. 54 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County.

Said lot No. 54 fronts 65 feet on the southerly side of Hackberry Lane and extends back 258.4 feet on the easterly line and 209 feet on the westerly line to a dead line, measuring 130 feet thereon.

Being the same property conveyed to John P. Draughon and wife, Stella C. Draughon, by deed from Murray Johnson and wife, of record in book 1495, page 23, said Register's Office.

This conveyance is made subject to restrictions of record in Book 583, page 430, and in book 1140, page 182, and also in book 1181, page 401, R. O. D. C. Tennessee, and easement for public utility purposes and 30-foot building setback line, as shown on plan in book 1130, page 34, R. O. D. C. Tennessee, and easement for sewer of record in book 1140, page 182, R. O. D. C. 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 Fannie Mai Dean, her heirs and assigns, forever.

And we do covenant with the said Fannie Mai Dean 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.

And we, John P. Draughon and wife, Stella C. Draughon, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fannie Mai Dean, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of November, 1953.

John P. Draughon

Stella C. Draughon

STATE OF ~~TENNESSEE~~ S. C.
~~Davidson~~ Rock Hill County }

Personally appeared before me, Elizabeth S. McLeod, a Notary Public in and for said County and State, the within named John P. Draughon and Stella C. Draughon, the bargainors, 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 19th day of November, 1953.

Commission expires at the pleasure of the governor

Elizabeth S. McLeod
Notary Public

UNION TRUST COMPANY

WARRANTY DEED

FROM John P. Draughon et ux

TO Fannie Mai Dean

4262

STATE OF TENNESSEE
DAVIDSON COUNTY

DEC 19 1953

$2.00

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Company
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