K 2281

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balances of two notes dated July 1, 1949, executed by Ernest W. Castleman and wife, payable to Commerce Union Bank, with interest, both principal and interest payable in monthly installments as set out therein; one note being in the original amount of $6,300.00, and secured by a deed of trust of record in Book 1738, page 283, Register's Office for Davidson County, Tennessee; and the other note being in the original amount of $1,200.00, and secured by a deed of trust of record in Book 1738, page 295, said Register's Office,

we, James R. Spencer and wife, Glyndon Srencer,

have bargained and sold, and by these presents do transfer and convey unto the said BEN Z. BUGG and wife, ELIZABETH BUGG, 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. 188 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.
Said Lot No. 188 fronts 63 feet on the northwesterly side of Saturn Drive and runs back between lines, 153.3 feet on the northerly line and 163 feet on the southerly line to a dead line in the rear on which it measures 50 feet.
Being the same property conveyed to James R. Spencer and wife, Glyndon Spencer, by deed from Mrs. Gussie Howard, of record in Book 2032, page 417, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1682, page 1, 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 Ben Z. Bugg and wife, Elizabeth Bugg, their heirs and assigns, forever.

And we do covenant with the said Ben Z. Bugg and wife, Elizabeth Bugg 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 as hereinabove set out, and by 1954 taxes which the grantees assume and agree to pay.
And we, James R. Spencer and wife, Glyndon Spencer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ben Z. Bugg and wife, Elizabeth Bugg, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of June, 1954.

James R. Spencer

Glyndon Spencer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named James R. Spencer and wife, Glyndon Spencer

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 Nashville, Tennessee, this 7th day of June, 1954.

Commission expires July 15th 1956

Jno. C. Jeffords Notary Public State at Large

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