BK 2442

WARRANTY DEED Form 1041 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balances of two notes, executed by Jack B. Robbins and wife, Constance K. Robbins, payable to Commerce Union Bank, dated August 1, 1950, one for the original amount of $6700.00, the unpaid balance of which is $5,916.02, with interest at 4½% per annum, both principal and interest payable $37.25 monthly, and secured by Deed of Trust of record in Book 1872, page 583, Register's Office for Davidson County, Tennessee, and the other being for the original amount of $800.00, the balance of which is $556.21, with interest at 4% per annum, both principal and interest payable $5.92 monthly, and secured by Deed of Trust of record in Book 1872, page 533, said Register's Office,

we, Jack B. Robbins and wife, Constance K. Robbins,

have bargained and sold, and by these presents do transfer and convey unto the said James P. Vaughan and wife, Margaret R. Vaughan 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. 63 on the Map of Washburn Heights, of record in Book 1835, page 1, Register's Office for said County.
Said Lot No. 63 fronts 58 feet on the northwesterly side of Ennis Road and runs back between lines 231.6 feet on the northeasterly line and 219.6 feet on the southwesterly line to a dead line in the rear, which is a broken line, measuring 119.8 feet thereon.
Being the same property conveyed to Jack B. Robbins and wife, Constance K. Robbins, by deed from Sterling Homes, Inc., as of record in Book 1878, page 583, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 1785, page 133 and in Book 1850, page 439, 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 James P. Vaughan and wife, Margaret R. Vaughan their heirs and assigns, forever.

And we do covenant with the said James P. Vaughan and wife, Margaret R. Vaughan 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 herein set out and by 1955 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1 day of July, 1955.

Jack B Robbins
Jack B Robbins
Constance K. Robbins
Constance K. Robbins

STATE OF SOUTH CAROLINA
Berkeley County

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jack B. Robbins and wife, Constance K. Robbins

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 Charleston, South Carolina, this th day of July, 19

Commission expires at the official pleasure of the Governor of South Carolina

Notary Public

PG 121