K 2446

For and in consideration of the sum of $ " - - ONE THOUSAND AND NO/100 - - - - - - - - - - "
- - -($1000.00)- DOLLARS
cash in hand paid by J. R. VAUGHAN AND WIFE, MAGGIE V. VAUGHAN, the receipt of which is hereby acknowledged,

We, LONNIE FUSSELL AND WIFE, SYBIL FUSSELL, have bargained and sold, and by these presents do transfer and convey unto the said J. R. VAUGHAN AND WIFE, MAGGIE V. VAUGHAN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 6th Civil District of Davidson County, Tennessee, Being Lot No. 16 on the Map of Saxon's Subdivision of the W. L. Nance Lands, not of record, and described as follows:

Beginning at a point in the easterly margin of Paris Avenue, the common corner of Lots 15 and 16; thence with the margin of said Avenue, northerly 50 feet to the corner of Lots 16 and 17; thence easterly with the line between said lots, 175 feet to the westerly line of the Stephens Property; thence with said line, southerly 50 feet to the common corner of Lots 15 and 16; thence with the line between said lots, westerly 175 feet to the beginning.

Being the same property conveyed to Lonnie Fussell and wife, Sybil Fussell, by deed from Jos W. Brown, et ux, of record in Book 2290, page 505, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. R. VAUGHAN AND WIFE, MAGGIE V. VAUGHAN, their heirs and assigns, forever.

And we do covenant with the said J. R. VAUGHAN AND WIFE, MAGGIE V. 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 taxes for the year 19[illegible], which [illegible] the grantee.

And We, LONNIE FUSSELL AND WIFE, SYBIL FUSSELL, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. R. VAUGHAN AND WIFE, MAGGIE V. VAUGHAN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this [illegible] day of [illegible], 19[illegible].

Lonnie Fussell
Sybil Fussell

STATE OF TENNESSEE
Davidson County

Personally appeared before me [illegible], a Notary Public in and for said County and State, the within named [illegible], the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13 day of August, 1935.

Commission expires 1-22-38

Notary Public

WARRANTY DEED

FROM
LONNIE FUSSELL AND WIFE, SYBIL FUSSELL

TO
J. R. VAUGHAN AND WIFE, MAGGIE V. VAUGHAN

68711

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of AUG A.D. 1935
at 10:37 o'clock A.M.
Noted in Book 24 Page 54
Recorded in Book [illegible] Page [illegible]
Recording Fee $3.00
JAMES P. WILSON, Register
By [illegible] D.R.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

INSURED

PG 215