K 2451

For and in consideration of the sum of $ 10.00
Ten and no one hundreths DOLLARS ($ 10.00),

and other good and valuable considerations, cash in hand paid by Rodney B. Allen and wife, Dorothey Allen, the receipt of which is hereby acknowledged, and in further consideration of the said Rodney B. Allen, and wife Dorothey Allen, assuming and agreeing to pay the balance due on a debt more particularly described in a deed of trust executed by Charles Bruce Vaughn and wife, Martha J. Vaughn, to Herschel Greer, Trustee, dated January 17, 1955, recorded January 18, 1955, of record in Book 2373, page 515, registers office for Davidson county, Tennessee, given to secure the original principal sum of $ 9,000.00, and payable to Guaranty Mortgage Company of Nashville.

We, Charles Bruce Vaughn and wife, Martha J. Vaughn,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Rodney B. Allen and wife Dorothey Allen

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot number 310 on the map of Cloverhill, Section VII, as of record in Book number 2133, page 92, registers office for said County, described as follows.

Beginning at a point in the southerly margin of Dunmore Drive, the common corners of Lots Nos. 310 and 385; thence easterly along the southerly margin of said Drive 75 feet to a point; thence 40 feet to a point; which is the beginning of a curve with a radius of 20 feet; thence along said curve 31.42 feet to a point on the westerly margin of Braidwood Drive; thence along the westerly margin of said Drive 80 feet to a point; thence westerly 122 feet to a point; thence northerly 127 feet to the point of beginning.

Being a part of the same property conveyed to A. H. Johnson Construction Company by deed from J. R. Coarsey and H. H. Richardson of record in Book 2295, Page 115, said registers office.

This conveyance is made subject to all restrictive convenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 26 day of September, 1955.

Charles Bruce Vaughn
Martha J. Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named [illegible], the bargainor(s), with whom I am personally acquainted, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], Tennessee, this, the [illegible] day of [illegible], 1955.

My commission expires: 6-14-56

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

73271

WARRANTY DEED

From Chas Bruce Vaughn

To Rodney B. Allen et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of SEP A.D. 1955 at 9:15 o'clock A M
Noted in Book 2451 Page 420
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By M McAnally D.R.

DOCUMENTARY

NASHVILLE TITLE COMPANY
"A Guaranteed Title".
NASHVILLE, TENNESSEE

PG 423