BK 2794

For and in consideration of the sum of $ 10.00 ——————————
Ten and no/100 ——————————————————————————DOLLARS

Cash and other good and valuable considerations in hand paid by the Grantees herein, the receipt of which is hereby acknowledged; and the assumption of a balance of a note secured by a Deed of Trust of record in Book 2309, page 313, Register's Office for Davidson County, Tennessee.

We, Walter C. Startup and wife, Dovie W. Startup

have bargained and sold, and by these presents do transfer and convey unto the said Johnny C. Chaffin and wife, Evelyn H. Chaffin, their 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. 35 on the Plan of Gra-Mar Acres, Sec. II, of record in Book 2133, page 74, Register's Office for Said County, as follows:
BEGINNING in the west margin of Saunders Avenue at the corner of Lots No. 34 and 35; thence south with said Avenue 127.63 feet to a monument at the beginning of a curve; thence around said curve in a southwesterly direction 31.67 to a monument in the north margin of Joyce Lane; thence with the margin of said Lane, west 155 feet to a monument; thence North along the rear line of said Lot, 161.6 feet to a monument at the corner of Lots No. 34 and 35; thence east along the line of these lots, 180 feet to the point of beginning.
Being the same property conveyed to WALTER C. STARTUP AND WIFE, DOVIE W. STARTUP, by deed from A. L. Murphy and wife, of record in Book 2293, page 189, 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 Johnny C. Chaffin and wife, Evelyn H. Chaffin, their heirs and assigns, forever.

And we do covenant with the said Johnny C. Chaffin and wife, Evelyn H. Chaffin 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 stated

And we, Walter C. Startup and wife, Dovie W. Startup, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Johnny C. Chaffin and wife, Evelyn H. Chaffin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of June, 1958

Walter C Startup
Dovie W. Startup

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Walter C. Startup and wife, Dovie W. Startup

the bargainer 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 26th day of June, 19 58

My Commission Expires July 22, 1958

James P. Wilson
Notary Public

Warranty Deed

FROM WALTER C. STARTUP, ET UX

TO JOHNNY C. CHAFFIN, ET UX

86573

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 27 day of JUN A.D. 1958 at 12:27 o'clock P.M. and recorded in Book 2794 Page 132
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

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