K 2903

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/one hundreds ---------- DOLLARS ($ 10.00), cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged. And in addition this conveyance is made subject to a Deed of Trust executed by Vernon G. Vaughan, Jr., and wife, to John D. Murphree, Trustee, of record in Book 2872, page 369, to secure Murphree Mortgage Company a note dated November 17, 1958, for the principal sum of $15,500.00, with interest at 4-3/4 % per annum, both principal and interest payable $80.86 monthly, beginning January 1, 1959, balance December 1, 1988.

Vernon G. Vaughan, Jr., and wife, Patricia P. Vaughan,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sam L. Powers and wife Joan L. Powers

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 No. 232 on the Plan of Section II, Sunset View, of record in Book 2663 page 52, Register's Office for said County.
Said Lot No. 232 fronts 100 feet on the south side of Ridgeland Drive and runs back between parallel lines 202.1 feet to a dead line.
Being the same property conveyed to Vernon G. Vaughan, Jr., and wife, Patricia P. Vaughan, by deed from Mercury Construction Company, of record in Book 2856, page 154, 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 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, except as heretofore shown.

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 9th day of April, 1959.

Vernon G. Vaughan, Jr.
Patricia P. Vaughan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Harlowe E. Fisher, a Notary Public in and for the State and County aforesaid, personally appeared the within named Vernon G. Vaughan, Jr., and wife, Patricia P. Vaughan the bargainer(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 Nashville, Tennessee, this the 9th day of April, 1959.

Harlowe E. Fisher
Notary Public

My commission expires: November 13, 1960

WARRANTY DEED
From 30457
Vernon G. Vaughan, Jr., and wife
Patricia P. Vaughan
To
Sam L. Powers and wife
Joan L. Powers

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of APR A.D. 1959 at 8:43 o'clock A M.
Noted in Book 42 Page 330
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

NASHVILLE "A Gun" NASHVILLE

G 327