BK 2956

WARRANTY DEED

For and in Consideration of the sum of One and no/100 ($1.00 Dollars, cash in hand paid, and other good and valuable considera ions paid by Chas. U. Coggin, the receipt of which is hereby acknowledged - - - - - - - - - - - - - - - - -

- - And for a further consideration the property hereinafter described is hereby conveyed subject to the following encumbrances Nos., 1,2,3 and 4. - - - - - - - -

- - No. 1: The unpaid principal of a lien note executed by Vernon H. Mayhugh and wife Willie Mai Mayhugh, payable to the order of Chas. U. Coggin, Trustee, and being secured by a lien retained in deed of record in Book 2038, Page 44, R.O.D.C. Tenn. The balance of said principal note being $634.05, as of 12/27/1953. - - - - - - - -

- - No. 2: The unpaid principal of a lien note executed by Vernon H. Mayhugh and wife Willie Mai Mayhugh, payable to the order of Chas. U. Coggin, Trustee, and being secured by a lien retained in deed of record in Book 2093, Page 188, R.O.D.C. Tenn. The balance of said principal note being $382.69, as of 10/25/1952. - - - - - - - -

- - No. 3: The unpaid principal of a lien note executed by Vernon H. Mayhugh payable to the order of Chas. U. Coggin, Trustee, and being secured by a lien retained in deed of record in Book 2093 Page 510, R.O.D.C. Tenn. The balance of said principal note being $394.26 as of 9/6/1952. - - - - - - - - - - - - - - - -

- - No. 4: All unpaid taxes interest, penalties and cost on the property hereinafter described, and hereby conveyed for years 1952 to 1959, both inclusive. - - -

We, Vernon H. Mayhugh and wife Willie Mai Mayhugh have bargained and sold, and by these presents do transfer and convey unto the said Chas. U. Coggin, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

-----No. 1: Located and being in the Eleventh (11th) Civil District of Davidson County, Tennessee and being more particularly described as follows, to wit:-------

-----Being Lots Nos. 43 and 44 in the plan of Nawakwa Hills, Powwow Addition, Section No. 2, as of record in Book 974, Page 10, of the Register's Office for Davidson County, Tennessee, to which plan reference is here made for as complete description as if fully copied herein.----------

-----Said Lots Nos. 43 and 44 adjoin and front 50 feet each, in the westerly side of Whoopee Trail, and extend back westerly 149 feet to a one (1) foot strip of land and measures 50 feet each thereon, as shown on said plan.

-----Said Lots Nos. 43 and 44 being the same property conveyed to the undersigned Vernon H. Mayhugh, and wife Willie Mai Mayhugh by Chas. U. Coggin, Trustee, et. al. as of record in Book 2038, Page 44, R.O.D.C. Tenn.

-----No. 2: Located and being in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:------

-----Beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3rd, 1930, and recorded November 15th, 1930, in Book 843, Pages 36 and 37, of the Register s Office for Davidson County, Tennessee.----------

-----Said point of beginning being in the westerly margin of said Pawnee Trail, marked with an iron pin 703.7 feet, more or less, (northerly with the westerly margin of said Pawnee Trail) from the southwest corner, and terminus of Pawnee Trail, as shown on said plan of Nawakwa Hills; thence south 51 degrees, 48' W. 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve to left (R-776) 41.9 feet, to a point marked with an iron pin; thence N. 48 degrees 42' E. 150 feet, more or less to a point (marked with an iron pin) in the westerly margin of said Pawnee Trail; thence southerly with a curve to the right (R-926) and the westerly margin of said Pawnee Trail 50 feet to the point of beginning.----------

-----Said tract or parcel of land above described, being the same property conveyed to the undersigned Vernon H. Mayhugh and wife Willie Mai Mayhugh by Chas. U. Coggin, Trustee, et. al. as of record in Book 2093, Page 188, R.O.D.C. Tenn.----------

-----No. 3: Being Lot No. 73 in the plan of Nawakwa Hills, Powwow Addition, Section No. 3, as of record in Book 974, Page 25, of the Register's Office for Davidson County, Tennessee, to which plan reference is here made for as complete description as if fully copied herein.----------

-----Said Lot No. 73 front 50 feet on the westerly side of Whoopee Trail and extends back westerly 149 feet to a one (1) foot strip of land and measures 50 feet thereon as shown on said plan.----------

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