BK 3030

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated June 22, 1953, executed by Kathleen Peters and husband, payable to First Federal Savings & Loan Association of Nashville, for the original sum of $13,750.00, with interest at 4½% per annum, both principal and interest payable $87.00 monthly, beginning July 1, 1953, balance due June 1, 1973, and said debt secured by a deed of trust of record in Book 2205, page 445, Register's Office for Davidson County, Tennessee,

I, DIXIE A. RAWLS, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said ALTON P. HUGHES AND WIFE, CHARLOTTE HUGHES,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 35 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, Register's Office for said County.
Said Lot No. 35 fronts 125 feet on the easterly side of Dickerson Road, and runs back 286.2 feet on the northerly line and 247.9 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 130.7 feet thereon.
Being the same property conveyed to Dixie A. Rawls, by deed from Kathleen Peters and husband, as of record in Book 2482, page 259, 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 ALTON P. HUGHES AND WIFE, CHARLOTTE HUGHES, their heirs and assigns, forever.

And I do covenant with the said ALTON P. HUGHES AND WIFE, CHARLOTTE HUGHES, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, the grantor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of February, 19 60

Dixie A. Rawls
Dixie A. Rawls

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Dixie A. Rawls,

the bargainor, 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 29th day of February, 1960.

Commission expires April 24, 1962

L. D. Richards
Notary Public

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BOOK 437