K 3099

REAU E. FOLK, JR., FORM

WARRANTY DEED G - 138292

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES A. POWELL AND WIFE, BILLIE J. POWELL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JACK H. VAUGHAN

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:

Being the west 40 feet of lot 21 and the east 40 feet of lot 22 on the Map of the Subdivision of the Andrew Allison Home Place, of record in Book 161, page 74, Register's Office for said County.

Said parts of said lots adjoin and front together 80 feet on the south side of Forrest Avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to James A. Powell and wife, Billie J. Powell, by deed from Adam Coppola and wife, of record in Book 2647, page 418, Register's Office for Davidson County, Tennessee.

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 for 1960 taxes, which have been prorated and assumed by the grantee.

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 12th day of July, 1960.

James A. Powell

Billie J. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James A. Powell and wife, Billie J. Powell

the [illegible](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 12th day of July, 19 60.

Reau E. Folk
Notary Public

My commission expires: July 23, 1962



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