K 3103

WARRANTY DEED

For and in consideration of the sum of TWO THOUSAND, TWO HUNDRED AND 00/100----------($2,200.00)----------*DOLLARS* cash in hand to us paid by John E. Abston and wife, Carrie L. Abston, the receipt of which is hereby acknowledged, and the assumption and agreement to pay by the said grantees of the unpaid balance, principal and interest, on a promissory note in the principal sum of $9,150.00, dated May 18, 1957, with interest at 4½% per annum, both principal and interest payable $50.86 per month, and secured by deed of trust to Charles F. Lovell, Trustee, of record in Book 2621, page 609, Register's Office for Davidson County, Tennessee,

we/James M. Vaughan and wife, Willie Maud Vaughan, *have bargained and sold, and by these presents do transfer and convey unto the said* John E. Abston and wife, Carrie L. Abston, their *heirs 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. 27 and the north 5 feet of Lot No. 28 on the Map of Glenmeade Subdivision, of record in Book 974, page 32, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 55 feet on the westerly side of Murray Circle and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James M. Vaughan and wife, Willie Maud Vaughan, by deed from Louis Patrick Harrison and wife, of record in Book 2996, page 194, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1066, page 637, 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 John E. Abston and wife, Carrie L. Abston, their *heirs and assigns, forever.*

And we *do covenant with the said* John E. Abston and wife, Carrie L. Abston, *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 by aforementioned deed of trust and 1960 taxes, both of which are assumed by grantees.

And we, James M. Vaughan and wife, Willie Maud Vaughan, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John E. Abston and wife, Carrie L. Abston, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand*s *this* 22nd *day of* August, 1960, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

[redacted]

X James M Vaughan
Willie Maud Vaughan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. S. Hofstetter, *a Notary Public in and for said County and State,* James M. Vaughan and wife, Willie Maud Vaughan,

*the within named bargainor*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* 22nd *day of* August, *19*60.

W. S. Hofstetter
Notary Public

Commission expires June 22, 1964

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