K 3277

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by the grantees herein, and othe 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 executed by the grantors herein, dated July 24, 1956, payable to Fidelity Federal Savings & Loan Association, for the original sum of $16,875.00, with interest at 4% per annum, and 1% servicefee; principal, interest and service fee all payable $319.54 monthly, said debt secured by a deed of trust of record in Book 2533, page 95, Register's Office for Davidson County, Tennessee,

WE, JOHN WILLIAM GEPFORD AND WIFE, EDITH GEPFORD,

have bargained and sold, and by these presents do transfer and convey unto the said

H. H. DRAUGHON AND WIFE, ERLEEN A. DRAUGHON

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. 112 on the Plan of Section II, Castlewood Estates, as of record in Book 2331, page 91, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Selma Avenue, at the corner of Lots 111 and 112; thence with the line between said lots, southerly 186 feet to a corner of Lot No. 113; thence with the line between Lots 112 and 113, easterly 155 feet to the west margin of Denneywood Drive; thence with the margin of the same, northerly 220.4 feet to the beginning of a curve; thence around said curve northwesterly 50.2 feet to the southerly margin of Selma Avenue; thence with the margin of the same, westerly 223.3 feet to the point of beginning.

Being the same property conveyed to John William Gepford and wife, Edith Gepford, by deed from Herbert N. Jordan, Trustee, as of record in Book 2547, page 559, 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 H. H. DRAUGHON AND WIFE, ERLEEN A. DRAUGHON their heirs and assigns, forever.

And we do covenant with the said H. H. DRAUGHON AND WIFE, ERLEEN A. DRAUGHON 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.

And we, the grantors do further covenant and bind ourselves, our 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 our hand s this 12 day of [illegible], 1961

Edith Gepford — John William Gepford

STATE OF [illegible]
[illegible] COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named, John William Gepford and wife, Edith Gepford the 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 [illegible], Tennessee, this 12th day of August, 1961

Commission expires My Commission Expires Aug. 16, 1964

Edith B. Allen
Notary Public

TENNESSEE TITLE COMPANY

5472

Warranty Deed

146050-jm

FROM JOHN WILLIAM GEPFORD, ET UX.

To H. H. DRAUGHON, ET UX.

PLEASE PUT IN THEIR NAME

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of AUG A.D. 1961
at 2:07 o'clock
and recorded in Book 2572 Page 133
Recording Fee 2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Published by [illegible]

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