63341

WARRANTY DEED

FROM

William L. Ellner et ux

TO

Geuder D. Vaughan et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day
of OCT A.D. 1961
at 4:36 o'clock
Noted in Book ______ Page ______
Recorded in Book ______ Page ______
Recording Fee $ 2.00
JAMES P. WILSON, Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Ten & No/100 - - - - - - - - - - - - - - - - - - -

($10.00) - *DOLLARS*
Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged and the grantees do assume and agree to pay the unpaid balance in the sum of $14,168.63 on a note, dated Dec. 11, 1957, payable to Mid South Mortgage Company, which note is secured by deed of trust of record in Book 2681, Page 70, Register's Office, Davidson County, Tennessee. Said note is payable, principal and interest, $110.07 per month; the next payment will be due Nov. 1, 1961 and monthly and consecutively thereafter until the entire amount, principal and interest, has been paid in full.

William L. Ellner and wife, Lorraine Ellner,

have bargained and sold, and by these presents do transfer and convey unto the said Geuder D. Vaughan and wife, Anna M. Vaughan, 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. 29 on the Plan of Morning View Subdivision, Section 2, as of record in Book 2133, Page 99, Register's Office for said County, and as amended in Book 2706, Page 229, said Register's Office, described as follows:
Beginning at a point on the southwesterly margin of Morning View Court at the corner of lots Nos. 28 and 29; thence with the line between said lots, southwestwardly 173.14 feet to the corner of lots Nos. 27, 28 and 29; thence with the line between said lots Nos. 27 and 29, westwardly 218.20 feet to the eastern boundary line of the Church of God property; thence with said Church's eastern boundary line, north 6 degrees 21' 45" west 65 feet to the corner of lots Nos. 29 and 30; thence with the line between said lots Nos. 29 and 30, northeastwardly 266.8 feet to the southwesterly margin of said Court; thence with same, southeastwardly 109.96 feet to the beginning.
Being the same real property conveyed to William L. Ellner and wife, Lorraine Ellner, by deed from A. J. Coleman, et al, dated June 22, 1954, filed June 30 1954 and recorded in Book 2283, Page 596, said Register's Office.

This conveyance is made subject to easement of record in Book 2133, Page 99 and to Restrictive covenants contained in an instrument recorded in Book 2276, Page 290, said Register's Office.