BK 3316

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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of ~~XX~~ TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the unpaid balance of $9,761.48 of a note dated November 6, 1959, in the original principal sum of $10,150.00, payable to Murphree Mortgage Company in monthly installments and secured by a deed of trust, of record in Book 3012, page 507, Register's Office for Davidson County, Tennessee,

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Nannette Biggs Vaughn and Nannette B. Vaughn are one and the same person,

we, John L. Vaughn and wife, Nannette Biggs Vaughn,

have bargained and sold, and by these presents do transfer and convey unto the said Glenn Hudgens and wife, Nell S. Hudgens, 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. 2 on the Map showing the tract on McGavock Pike, formerly Maxey Avenue, conveyed by Lizzie Hunly to Sarah E. Quinn, not of record, described as follows: BEGINNING at a point in the south margin of McGavock Pike, 213.6 feet on the west of the intersection of said pike with the west margin of Branch Avenue, formerly McKinney Avenue, said point being also the corner of lots Nos. 2 and 3 on said Plan; thence with the line between lots Nos. 2 and 3, south 3-3/4 deg. west 200 feet; thence north 83½ deg. west 50 feet; thence north 3-3/4 deg. east 200 feet to the south margin of McGavock Pike; thence with said Pike, south 83½ deg. east 50 feet to the beginning.
Being the same property conveyed to John L. Vaughn and wife, Nannette Biggs Vaughn, by deed from William W. Jones and wife, of record in Book 2993, page 419, 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 said Glenn Hudgens and wife, Nell S. Hudgens, their heirs and assigns, forever.

And we do covenant with the said Glenn Hudgens and wife, Nell S. Hudgens, 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 as above set out and 1961 taxes which are assumed by grantees.

And we, the said 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 Glenn Hudgens and wife, Nell S. Hudgens, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of September, 1961

John L. Vaughn
Mrs Nannette B Vaughn

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Margaret M. Price a Notary Public in and for said County and State, the within named John L. Vaughn & wife Nannette B. Vaughn

the bargainors, 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 11 day of September, 1961

Commission expires August 3, 1964

Margaret M. Price
Notary Public

TENNESSEE TITLE COMPANY

Bed 2 rm, 1 Bath

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