K 3371

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($ 10.00), cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a deed of trust executed by Billy Ray Hauskin and wife, Jessie M. Hauskin, to Charles F. Lovell, Trustee, of record in Book 2828, page 377, Register's Office for Davidson County, Tennessee, to secure to Lovell & Malone, Inc., the payment of one note dated September 16, 1958, in the original principal amount of $8,450.00, payable in monthly installments of $50.70 each, including principal and interest at the rate of 5½% per annum, beginning October 1, 1958, balance September 1, 1983, which said unpaid balance of said deed of trust the grantees herein do hereby assume and agree to pay, we,

BILLY RAY HAUSKIN AND WIFE, JESSIE M. HAUSKIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto IMOGENE LANKFORD AND ALICE LANKFORD, as joint tenants with right of survivorship, that is upon the death of either the property shall be and become the property of the survivor absolutely,
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:

Land in Davidson County, Tennessee, being in the 11th, formerly 19th, Civil District of said County, and being Lots Nos. 15 and 16 on the Map showing the Subdivision of the west part of the N. V. Cox Home Place at Madison, Tennessee, as of record in Plan Book 3, page 24, Chancery Court for said County, described as follows:

Beginning at a point in the easterly margin of Douglas Street, said point being 300 feet south of the southerly margin of Old Hickory Boulevard and being the common corner of Lots Nos. 14 and 15; thence with the line between said two lots eastwardly 150 feet; thence southwardly 90 feet to a stake; thence westwardly 150 feet to the easterly margin of Douglas Street; thence with the same northwardly 88 feet to the point of beginning.

Being the same property conveyed to Billy Ray Hauskin and wife, Jessie M. Hauskin by deed from Baxter Draper and wife, Beebee Draper, of record in Book 2804, page 601, 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 as stated above, and taxes for 1962 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 2nd day of April, 19 62

Billy Ray Hauskin
Jessie M. Hauskin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Billy Ray Hauskin and wife, Jessie M. Hauskin, 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 Nashville, Tennessee, this the 2nd day of April, 1962.

Betty D. Wilson
Notary Public

My commission expires:

VARIANT DEED
From 94466
BILLY RAY HAUSKIN AND WIFE
To
IMOGENE LANKFORD AND ALICE LANKFORD

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of APR A.D. 1962 at 11:30 o'clock
Noted in Book 1011 Page 336
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

PG 421