K 3376

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,545.37

ELEVEN THOUSAND FIVE HUNDRED FORTY FIVE & 37/100----- DOLLARS

OF WHICH SUM, $500.00 HAS BEEN PAID IN CASH BY H. C. VAUGHAN AND WIFE, DEANNE D. VAUGHN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE IN THE SUM OF $11,045.37, THE GRANTEES ASSUME A DEED OF TRUST OF RECORD IN BOOK 3275, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, PAYABLE TO GUARANTY MORTGAGE COMPANY OF NASHVILLE.

WE, DONNIE L. CALLIS AND WIFE, RUTH CALLIS

have bargained and sold, and by these presents do transfer and convey unto the said H. C. VAUGHAN AND WIFE, DEANNE D. VAUGHAN, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 1, OF THE R. R. MINCY LAND, BEING A RESUBDIVISION OF PART OF LOT NO. 3 OF THE K. J. MORRIS LANDS, OF RECORD IN BOOK 57, PAGE 49, RODC, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY PREPARED BY WILLIAM COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, DATED JUNE 2, 1959, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BELL GRIMES LANE, BEING THE COMMON CORNER BETWEEN THE JEAN SHEPARD PROPERTY AND THE PROPERTY CONVEYED TO W. E. BATEY ET UX, BY HENRY R. BEASLEY ET UX, OF RECORD IN BOOK 2904, PAGE 45, RODC, TENNESSEE: THENCE NORTH 3 DEG. 48' EAST 208.2 FEET TO A POINT; THENCE EASTERLY 64.4 FEET TO A POINT; THENCE SOUTHERLY 206.73 FEET TO A POINT IN THE NORTHERLY MARGIN OF BELL GRIMES LANE; THENCE WITH SAID MARGIN NORTH 86 DEG. 4' WEST 67 FEET TO THE BEGINNING BEING THE SAME PROPERTY CONVEYED TO DONNIE L. CALLIS AND WIFE, RUTH CALLIS BY DEED FROM R. R. MINCY ET UX, OF RECORD IN BOOK 3278, PAGE 315, RODC, 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 H. C. VAUGHAN AND WIFE, DEANNE D. VAUGHAN THEIR heirs and assigns, forever.

And WE do covenant with the said H. C. VAUGHAN AND WIFE, DEANNE E. VAUGHAN 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 SET FORTH ABOVE.

And WE, DONNIE L. CALLIS AND WIFE, FUTH CALLIS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said H. C. VAUGHAN AND WIFE, DEANNE D. VAUGHAN, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 15TH day of MAY, 1962

Donnie L. Callis

Ruth Callis

G 485