BK 3403

For and in consideration of the sum of $ 10.00

----------Ten and No/100----------DOLLARS

Cash in hand paid and other good and valuable consideration, subject to a first Deed of Trust of record in Book 3354, page 175, Register's Office for Davidson County, Tennessee

We, James R. Todd, and wife, Frances V. Todd

/ have bargained and sold, and by these presents do transfer and convey unto the said Samuel Vaught and wife, Lucy M. Vaught

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 612 on the Plan of Section VII, Caldwell Hall, of record in Book 3300, page 19, Register's Office for said County.

Said Lot No. 612 fronts 80 feet on the south side of Elaine Drive and extends back 146.6 feet on the westerly line and 140 feet on the easterly line to a dead line in the rear on which it measures 99.8 feet.

Being the same property conveyed to James R. Todd and wife, Frances V. Todd, by deed from Elmer D. Davies, Jr., et al, Substitute Trustee, of record in Book 3343, page 139, Register's Office for Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel Vaught and wife, Lucy M. Vaught their heirs and assigns, forever.

And We, James R. Todd and wife, Frances V. Todd do covenant with the said Samuel Vaught and wife, Lucy M Vaught 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 taxes for 1962 which are prorated and assumed by the grantees herein.

And We, James R. Todd and wife, Frances V. Todd do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Samuel Vaught and wife, Lucy M. Vaught their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of July, 1962.

James R. Todd

Frances V. Todd

STATE OF TENNESSEE
Davidson County

Personally appeared before me, WILLIAM O SIMPKINS, a Notary Public in and for said County and State, the within named James R. Todd and wife, Frances V. Todd

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 6th day of July, 1962.

Commission expires 18 August 1964

William O Simpkins
Notary Public

9179

WARRANTY DEED

FROM James R. Todd

TO S. Vaught, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for ... 9 day
of July A.D. 1962
at 10:25 o'clock A.M.
Noted in Book 102 Page 455
Recorded in Book ... Page ...
Recording Fee $2.00
JAMES P. WILSON, Register
By: John Eggleston
Deputy Reg.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERSEY

PG 477