K 3404

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, LUCIAN F. WELLS AND WIFE, VIRGINIA WELLS,

have bargained and sold, and by these presents do transfer and convey unto the said FINAS L. TRAUGHBER AND WIFE, CLETA W. TRAUGHBER,

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. 197, Section "A", Village of Old Hickory, as shown on plan recorded July 15, 1946, in Book 1428, page 66, Register's Office for said County.

Said Lot No. 197 fronts 55.7 feet on the easterly side of Clark Street and extends back 88 feet on the northerly line and 88.2 feet on the southerly line to the westerly line of Lot No. 192 and 193, measuring 55.6 feet thereon.

BEING the same property conveyed to Lucian F. Wells and wife, Virginia Wells, by deed from Luther Join and wife, Edna F. Join, of record in Book 2107, page 607, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Finas L. Traughber and wife, Cleta W. Traughber, their heirs and assigns, forever.

And we do covenant with the said Finas L. Traughber and wife, Cleta W. Traughber, 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 for 1968 taxes which have been prorated and assumed by Grantees.

And we, Lucian F. Wells and wife, Virginia Wells, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Finas L. Traughber and wife, Cleta W. Traughber their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of July, 1968

Lucian F. Wells

Virginia Wells

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucian F. Wells and wife, Virginia Wells,

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 office, this 9th day of July, 1968

Commission expires My Commission Expires AUG. 1, 1965

Notary Public

10480

WARRANTY DEED

FROM Lucian F. Wells et ux

TO Finas L. Traughber et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of JUL. A.D. 1968 at 2:15 o'clock P.M.
Noted in Book 1112 Page 514
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

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