K 3428

For and in consideration of the sum of $ ----------$10.00----------

----------Ten and no/100----------DOLLARS

and other good and valuable considerations, cash in hand paid by Leburn Elkins and wife, Edith Mae Elkins, the receipt of which is hereby acknowledged, and in further consideration of the said Leburn Elkins and wife, Edith Mae Elkins, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Lee E. Cothron and wife, Betty A. Cothron, to Miller Kimbrough, Trustee, of record in Book 3189, page 357, said Register's Office, to secure to Kimbrough-Phillips Company, the payment of one note dated January 17, 1961, in the original principal amount of $9,650.00, payable in monthly installments of $60.00 each, including principal and interest, beginning March 1, 1961, balance February 1, 1986.

This conveyance is made subject to restrictive covenants of record in Book 1682, page 1, Register's Office for Davidson County, Tennessee.

We, Lee E. Cothron and wife, Betty A. Cothron

have bargained and sold, and by these presents do transfer and convey unto the said Leburn Elkins and wife, Edith Mae Elkins

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 Lot No. 169 on the Plan of Stardust Acres, of record in Book 1128, page 92, Register's Office for said County.
Said Lot No. 169 fronts 60 feet on the westerly margin of Saturn Drive and runs back between lines, measuring 192.5 feet on the northerly side and 199.9 feet on the southerly side to a dead line in the rear, which is a broken line, on which it measures 87.2 feet.
Being the same property conveyed to Lee E. Cothron and wife, Betty A. Cothron, by deed from Hudson and Driver Construction Company, Inc., of record in Book 3178, page 47, 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 Leburn Elkins and wife, Edith Mae Elkins

their heirs and assigns, forever

And we covenant with the said Leburn Elkins and wife, Edith Mae Elkins

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, with exception of the before mentioned debt. we, Lee E. Cothron and wife, Betty A. Cothron

And

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leburn Elkins and wife, Edith Mae Elkins

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of August, 1962

Lee E. Cothron

Betty A. Cothron

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Lee E. Cothron and wife, Betty A. Cothron

the bargainer 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 13th day of August, 1962

Phillip E. Cole
Notary Public

Commission expires April 26, 1965

13 Warranty Deed

From Lee E. Cothron et ux

To Leburn Elkins et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of AUG A.D. 1962 at 9:52 o'clock A.M.
Noted in Book 1682 Page 251
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By Mrs. Greenlaw Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
ERS TITLE INSURANCE CORPORATION
Virginia

le: Mid-South Mortgage Corporat

G 615