BK 3431

Book [illegible] Page [illegible]

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Roy H. Vaughn, Sr. and wife, Jeanne T. Vaughn hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE KENNEDY CORP. has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit;

Being Lot 457 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, page 148, Register's Office for said County.

Said Lot No. 457 fronts 85 feet on the northerly side of Binkley Drive and runs back 171.7 feet on the westerly line and 185.45 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 45.85 feet.

Being part of the property conveyed to The Kennedy Corp., a Tennessee Corporation, by deed from Andrew Ewing, Trustee, as of record in Book 3279, page 603, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, in Book 3221, page 6, and in Book 3251, page 543; and to the easements and limitations shown on the Map of Record in Book 2900, page 148, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And THE KENNEDY CORP. does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for the 1962 taxes which have been prorated and assumed by the GRANTEES.

And THE KENNEDY CORP., does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Roy H. Vaughn, Sr. and wife, Jeanne T. Vaughn, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever 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 KENNEDY CORP., has hereby caused this instrument to be executed by its duly authorized officer this 29th day of August, 1962.

THE KENNEDY CORP.

BY: Carl Batson
Carl Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William D. Simpkins a Notary Public of the State and County aforesaid, personally appeared Carl Batson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of THE KENNEDY CORP., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Davidson County, this the 29th day of August, 1962.

My commission expires 18th August 1964

William D. Simpkins
Notary Public

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