K 3467

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, and for further consideration the grantees hereinafter named assume and agree to pay the balance of a first deed of trust of record in Book 2473, page 223, Register's Office for Davidson County, Tennessee,

1. Escrow to be transferred to grantees. 2. January 1963 and all subsequent installments to be paid by the grantees,

We, Thomas L. Maddux and wife, Lorene B. Maddux have bargained and sold, and by these presents do transfer and convey unto the said William D. Wathen and wife, Peggy J. Willett Wathen

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

Land in Davidson County, Tennessee, being Lot # 63 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for said County.

Said Lot # 63 fronts 94.0 feet on the northerly margin of Lakeland Drive, and extends back between lines, 166.7 feet on the westerly side, and 165.7 feet on the easterly side, to a line in the rear, on which it measures 94.0 feet.

Being the same real property conveyed to Thomas L. Maddux and wife, Lorene B. Maddux, by deed from Carl S. Hasty and wife, Eva R. Hasty, of record in Book 2635, page 77, 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 William D. Wathen and wife, Peggy J. Willett Wathen their heirs and assigns, forever.

And we do covenant with the said William D. Wathen and wife, Peggy J. Willett Wathen 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 stated herein.

And we, Thomas L. Maddux and wife, Lorene B. Maddux do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William D. Wathen and wife, Peggy J. Willett Wathen, their heirs and assigns against the lawful claims of all persons, whomsoever. Witness our hands this 30th day of November, 1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas L. Maddux Lorene B. Maddux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RICHARD McHENRY, a Notary Public in and for said County and State, Thomas L. Maddux and wife, Lorene B. Maddux

the within named bargainor, 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 30th day of NOV., 1962

Commission expires May 4, 1965 Richard McHenry Notary Public

WARRANTY DEED
FROM
THOMAS L. MADDUX, ET UX
TO
WILLIAM D. WATHEN, ET UX

39274

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of DEC A.D. 1962 at 2:10 P.M.
Noted in Book 1764 Page 321
Recorded in Book ___ Page ___
Recording Fee $2.00
Ledge Wilhoit, Register
By R. Hunt Deputy Reg.

Compliments of
Guaranty Title Company



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