K 3503

WARRANTY DEED TOM S. COLEMAN, FORM

For and in consideration of the sum of TEN AND NO/ONE HUNDREDS

cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged ($ 10.00) DOLLARS, and in addition this conveyance is made subject to Vendor's Lien held by Maris G. Wombwell and recorded in Book 3278, page 1, Register's Office for Davidson County, Tennessee.

Johnnie Hayes, Elizabeth C. Hayes, Adline Carter Pearson

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Ellen Grace Vaughn for her sole and separate use

hereinafter called the Buyer, his heirs, successors 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. 2 on the Plan of Glenmeade Subdivision as of record in Book 974, page 32, Register's Office for said County

Said Lot No. 2 fronts 50 feet on the westerly side of Glenmeade Drive and runs back 141.8 feet on the northerly line and 145.3 feet on the southerly line to a dead line, measuring 50.1 feet thereon.

Being the same real property conveyed to Johnnie Hayes and wife Elizabeth C. Hayes for one-half undivided interest and unto Adline Carter Pearson, (a widow) for her lifetime, with remainder to said Johnnie Hayes and wife, Elizabeth C. Hayes to the other one-half undivided interest, by deed from Marie G. Wombwell, of record in Book 3278, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the 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 BUYER, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 12th day of January, 1963.

Johnnie F Hayes Elizabeth C. Hayes

Adline Carter Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marion F Odell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Johnnie F Hayes, Elizabeth C Hayes, Adline Carter Pearson 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 Nashville, Tennessee, this, the 12th day of January, 1963.

My commission expires: July-26-1964

Marion F Odell
Notary Public

WARRANTY DEED
From 40175
Johnnie Hayes, Elizabeth C. Hayes
Adline Carter Pearson
To
Ellen Grace Vaughn

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of JAN 1963 A.D. at 12:14 o'clock M.
Noted in Book 1647 Page 391
Recorded in Book ___ Page ___
Recording Fee $2.00
Register
Deputy Reg.

REAL ESTATE-INSURANCE-LOANS

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