K 3531

WARRANTY DEED

For and in consideration of the sum of Five Thousand, Two Hundred Thirty and 77/100 ($5,230.77) Dollars cash in hand paid receipt of which is hereby acknowledged, and the assumption by Grantees herein of a note in the original amount of $10,000.00 executed by B. Warren Fuson and wife, Madge Haggard Fuson, on May 29, 1950, payable to Kimbrough Phillips Co., in equal monthly installments of $56.30 for a term of 22-1/2 years from date with interest at the rate of 4% per annum, said note being secured by a deed of trust executed by B. Warren Fuson and wife, Madge Haggard Fuson, to Miller Kimbrough, Trustee, and is of record in Book 1825, page 251, Register's Office for Davidson County, Tennessee; we, B. Warren Fuson, and wife, Madge Haggard Fuson, have bargained and sold, and by these presents do transfer and convey unto the said Jesse K. Vaughan and wife, Audrey Martin Vaughan, 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. 97 on the Map of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 97, fronts 125 feet on the easterly side of Bates Drive as measured around a slight curve and runs back 198 feet on the north line and 182.3 feet on the south line to a dead line on which it measures 92 feet.

Being the same property conveyed to B. Warren Fuson and wife, Madge Haggard Fuson, by deed from Herschel Greer, Trustee of Record in Book 1780, page 60, Register's Office for said County.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Jesse K. Vaughan and wife, Audrey Martin Vaughan, their heirs and assigns, forever.

And we do covenant with the said Jesse K. Vaughan and wife, Audrey Martin Vaughan, 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 above set forth and 1955 Taxes which are prorated, and as appears of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jesse K. Vaughan and wife, Audrey Martin Vaughan, [illegible] and against the lawful claims of all persons,

G 223