K 3676

WARRANTY DEED

ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 20 08 45569

SEND TAX NOTICES TO:

ADDRESS:

For and in Consideration of the sum of

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideratiens, the receipt of which is hereby acknowledged, and in further consideration, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a Deed of Trust executed by Robert E. Smith and wife, Marion K. Smith, to Robert P. McCampbell, Trustee, of record in Book 2523, page 11, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

I, Marion K. Smith have bargained and sold, and by these presents do transfer and convey unto the said James Robert Vaughn and wife, Claudleen E. Vaughn 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. 45 on the Plan of Seven Oaks, Section No. 3, as of record in Book 2083, page 78, Register's Office for said County.

Said Lot No. 45 fronts 135 feet on the westerly side of McGavock Pike and extends back 307.6 feet on the northerly line and 315.5 feet on the southerly line to the easterly right-of-way line of the N. C. & St. L. Railroad, measuring 135 feet thereon.

Being the same property conveyed to Marion K. Smith by deed from Houston T. Ezell and wife, Mable W. Ezell, of record in Book 2540, page 414, Register's Office for Davidson County, Tennessee, and by decree of The Probate Court of Davidson County, Tennessee, of record in Book 3614, page 27, Register's Office for Davidson County, Tennessee.

THIS TRACT IS IMPROVED AND KNOWN ON TAX RECORDS AS

No. Street City State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Robert Vaughn and wife, Claudleen E. Vaughn their heirs and assigns, forever.

And I do covenant with the said James Robert Vaughn and wife, Claudleen E. Vaughn that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except as herein-above set out.

And I, Marion K. Smith do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James Robert Vaughn and wife, Claudleen E. Vaughn their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of January, 1964

[redacted]

Marion K Smith

PG 249