K 3703

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Six Thousand and No/100---------- ---------- DOLLARS

cash in hand paid by Martin E. Lee and wife, Miriam A. Lee, the receipt of which is hereby acknowledged, we, James J. Vaughn, Jr. and wife, Florence B. Vaughn



have bargained and sold, and by these presents do transfer and convey unto the said Martin E. Lee and wife, Miriam A. Lee 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. 133 on the Plan of West Meade Park, Section 4, of record in Book 3300, pages 68 and 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 147 feet on the easterly side of Ellwood Court and extends back between lines, 244.6 feet on the northerly line and 254.5 feet on the southerly line, to a dead line in the rear, measuring 184 feet thereon.

Being the same property conveyed to James J. Vaughn, Jr. and wife, Florence B. Vaughn, by deed from Patterson & Fox, a partnership composed of James E. Patterson and C. F. Fox of record in Book 3702, Page 373, said Register's Office for Davidson County.

This conveyance is made subject to easements and setback line as shown on plan of record in Book 3300, pages 68 and 69, and to restrictive covenants contained in instrument of record in Book 3102, page 381, made applicable to premises by instrument of record in Book 3401, page 611, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martin E. Lee and wife, Miriam A. Lee their heirs and assigns, forever.

And we do covenant with the said Martin E. Lee and wife, Miriam A. Lee 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 1963 and 1964 real property taxes which the purchasers assume.

And James J. Vaughn, Jr. and wife, Florence B. Vaughn do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Martin E. Lee and wife, Miriam A. Lee their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10 day of March, 1964

Carrie E. Silvertorne
Mrs Patricia Distefurth

James J. Vaughn, Jr.
James J. Vaughn, Jr.
Florence B. Vaughn
Florence B. Vaughn

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