3706

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by C. E. Francis and wife, Fannie J. Francis, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, W. O. Vaughn, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said C. E. Francis and wife, Fannie J. Francis, their

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

Being Lot No. 30 on the map of the Subdivision of part of the Wilcox 25 acre tract of land, as of record in book 161, page 159, Register's Office for said County.
Said Lot No. 30 fronts 50 feet on the northerly side of Charlotte Pike and runs back 139 feet on the easterly line and 140 feet on the westerly line to an alley and measures 50 feet thereon.
Being the same property conveyed to W. O. Vaughn and wife, Hessie T. Vaughn, by deed from Fourth and First National Bank, of record in book 602, page 260, said Register's Office, the said Hessie T. Vaughn having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Francis and wife, Fannie J. Francis, their *heirs and assigns, forever.*

And we *do covenant with the said* C. E. Francis and wife, Fannie J. Francis, *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 taxes for the year 1964, which are prorated and assumed by purchasers.

And I, W. O. Vaughn, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. E. Francis and wife, Fannie J. Francis, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 25th *day of* March, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

[redacted] of W O Vaughn [redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sam R. Leggette, *a Notary Public in and for said County and State,* W. O. Vaughn,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 25th *day of* March, *19*64

NOTARIAL SEAL

My Commission Expires Aug. 5, 1967

Commission expires 8-5-67

Sam R. Leggette, *Notary Public*

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1st day of MAR A.D. 1964 at 12:10 o'clock P.M.
Noted in Book 2788 Page 172
Recorded in Book 2788 Page 172
Recording Fee $ 2.00
Bobby M. Hankins, Register
By [illegible] D.C.

Compliments of
Granty Title Company
A Division of
City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED
FROM
W. O. Vaughn, a widower
TO
C. E. Francis, et ux

21918

90