# WARRANTY DEED

BOOK 3882 PAGE 468

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| R R Townes | | Map 93 -03 |
| (NAME) | (NAME) | |
| 405 Gude Nashville Bldg | Same | PAR 93 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tenn. | | 17W-5100 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | MS |

*For and in Consideration of the sum of* Thirty Thousand and no/100 ----------
----------($30,000.00) ---------- *DOLLARS*

cash in hand paid by R. R. Townes, Trustee, the receipt of which is hereby acknowledged,

I, Louis R. Draughon, individually, and Louis R. Draughon, Trustee pursuant to the powers conferred upon me under the will of Jack M. Draughon, deceased,

*have bargained and sold, and by these presents do transfer and convey unto the said* R. R. Townes, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, his /successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 22 and the westerly 25 feet of lot No. 23 in Shelby's Home or Second Addition to Edgefield, now East Nashville, as of record in Book 14, pages 179 and 180, Register's Office for said County.
Said lot No. 22 and part of lot No. 23 front together 125 feet on the northerly side of Boscobel Street, formerly Watson Street, and run back between parallel lines with the easterly margin of Third Street 194 feet to an alley.
Being the same real property conveyed to Jack M. Draughon and Louis R. Draughon, by deed from J. T. Hunt, Jr., of record in book 996, page 409, and by deed from H. R. Young, Trustee, of record in book 999, page 258, said Register's Office, and Jack M. Draughon devised a 1/5 interest in his property to Nancy Draughon, a 2/5 interest to Louis R. Draughon for life with remainder to Jacquelyn Draughon, and the remaining 2/5 interest to Louis R. Draughon, Trustee for Jacquelyn Draughon, by will of record in Will Book 34, page 202, County Court Clerk's Office for Robertson County, Tennessee, a certified copy of which is of record in book 2297, page 530, Register's Office for Davidson County, Tennessee, and Nancy G. Draughon conveyed her interest in premises to Louis R. Draughon, by deed of record in book 2153, page 442, said Register's Office.

unimproved ( )
This is improved ( ) property, known as .....
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* R. R. Townes, Trustees, as aforesaid, his successors ~~heirs~~ *and assigns, forever.*

*And* I *do covenant with the said* R. R. Townes, Trustee *that* I am *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 1965 which are prorated and assumed by the grantee.

*And* I *do further covenant and bind* myself, my successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* R. R. Townes, Trustee, his successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 19th *day of* April, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dawn A Draughon
Trustee under the will
of Jack M. Draughon, deceased.

Dawn A Draughon

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Alice McMahon, *a Notary Public in and for said County and State, the within named* Louis R. Draughon, individually, and Louis R. Draughon, as Trustee,

*the 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* 21st *day of* April, *19* 65

Alice M. Mahon *Notary Public.*

*Commission Expires* April 25, 1966

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*STATE OF*
*COUNTY OF*

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*.....

*the bargainor*....., *with whom I am personally acquainted, and who acknowledged that*.....

*executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at*....., *this*.....

*day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

*Witness my hand and seal, at office in*.....,

*this*.....*day of*....., *19*.....

.....
***Notary Public***

*Commission Expires*.....

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STATE TAX $ 45.00
PROBATE .....50
TOTAL $ 45.50

APR 21 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID APR 21 1965

CT

Chgo 1893 4/4

WARRANTY DEED

FROM

Louis R. Draughon, Individually
and Louis R. Draughon, as Trustee

TO

R. R. Townes, Trustee

77400

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 21 3 33 PM '65

NOTE BOOK 111 PAGE 42 CC

RECORDING FEE $ 2.00

DEP. REG. ____

