TTC 178160

WARRANTY DEED

BOOK 3884 PAGE 486
BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 130-16 PAR 52 etc	Mr.&Mrs. Edsel F. Brown 4514 Yancey Drive Nashville, Tennessee	new owners
FIELD BOOK NUMBER(S) FH 4730	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4514 Yancey Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALTON T. VAUGHAN and wife, WILLIE RUTH VAUGHAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDSEL F. BROWN and wife, CLAUDINE S. BROWN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Plan of Yancey Subdivision as of record in Book 2330, page 18.

Said Lot No. 9 fronts 238 feet on the easterly side of Yancey Drive and extends back 177 feet on the northerly line and 189.5 feet on the southerly line to a dead line in the rear measuring 238.3 feet thereon.

Being the same property conveyed to Alton T. Vaughan and wife, Willie Ruth Vaughan, by deed from Charles A. Yancey and wife, as of record in Book 2449, page 627.

This conveyance is made subject to restrictions of record in Book 1449, page 155; Book 1728, page 117; and Book 2449, page 627.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1965 Metro taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of April, 1965

Willie Ruth Vaughan
Willie Ruth Vaughan

Alton T. Vaughan
Alton T. Vaughan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3884 PAGE 487

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Alton T. Vaughan and wife, Willie Ruth Vaughan,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of April, 1965.

My commission expires: July 26, 1966

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

WARRANTY DEED
REF: cr

FROM
ALTON T. VAUGHAN and wife,

TO
EDSEL F. BROWN and wife,

78162

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 27 3 43 PM '65

NOTE BOOK 1 11 PAGE 461
RECORDING FEE $ 2.00
DEP. REG. M



REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE TAX $ 40.50
PO/AT $ .50
TOTAL $ 41.00
APR 27 1965
E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public