WARRANTY DEED

BOOK 4038 PAGE 630

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fannie Mai Ross	Fannie Mai Ross	12D-87115
(NAME:)	(NAME:)	
SAME	2419 Gardner Lane	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixteen Thousand Five Hundred and No/100 ---------- ---------- ($16,500.00) ----------*DOLLARS*

of which $3,329.45 has been paid in cash by Fannie Mai Ross, the receipt of which is hereby acknowledged, and for the remainder the said Fannie Mai Ross has assumed and agrees to pay the unpaid balance of $13,170.55 of an indebtedness in the original amount of $15,000.00, secured by deed of trust executed by Roy O. Vaughn, Jr. and wife, Dorothy B. Vaughn and Pearl H. Vaughn to T. I. Holman, Trustee, of record in book 2920, page 509, Register's Office for Davidson County, Tennessee,

We, Pearl H. Vaughn and Roy O. Vaughn, Jr. and wife, Dorothy B. Vaughn, ...*have bargained and sold, and by these presents do transfer and convey unto the said* Fannie Mai Ross, her ...*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 41 on the Map of Haynes Heights, Section II, as of record in book 2331, page 58, Register's Office for said County.
Said lot No. 41 fronts 93 feet on the easterly side of Gardner Lane, and runs back 250 feet on the south line and 180 feet on the north line to a dead line, which is a broken line, measuring 192.6 feet thereon.
Being the same real property conveyed to Pearl H. Vaughn and Roy O. Vaughn, Jr. and wife, Dorothy B. Vaughn by deed from Walter Young and wife, of record in book 2904, page 531, said Register's Office.

This conveyance is made subject to ten-foot public utility easement, anchor easement 40-foot building setback line from Gardner Lane and conditions of owners certificate, as shown on plan of record in book 2331, pages 58 and 59, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 2445, page 301, Register's Office for said County.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

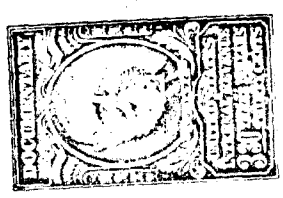
This is unimproved ( ) improved (X) property, known as 2419 (House Number) Gardner Lane (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fannie Mai Ross, her *heirs and assigns, forever.*

And we *do covenant with the said* Fannie Mai Ross *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 for taxes for the year 1966 which are prorated and assumed by grantee, and as above set out.

And Pearl H. Vaughn and Roy O. Vaughn, Jr. and wife, Dorothy B. Vaughn *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fannie Mai Ross, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 12th *day of* July, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*





X Pearl H. Vaughn

X Roy O. Vaughn, Jr.

X Dorothy B. Vaughn

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Louisiana
STATE OF ~~TENNESSEE~~
~~COUNTY OF DAVIDSON~~
PARISH OF LINCOLN

Personally appeared before me, Arthur D. Smith, *a Notary Public in and for said County and State, the within named* Pearl H. Vaughn

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

Witness my hand and official seal at Grambling, Louisiana ~~Tennessee~~, *this* 23rd *day of* July, *19* 66.

Arthur D. Smith
Arthur D. Smith, *Notary Public.*

Commission Expires at my death.

NOTARY PUBLIC Arthur D. Smith Lincoln Parish, Louisiana My Commission Expires at my death

STATE OF New York
COUNTY OF N.Y.

Personally appeared before me, LEONARD C. FARRELL, *a Notary Public in and for said County and State, the within named* Roy O. Vaughn, Jr. and wife, Dorothy B. Vaughn

*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 New York City, *this* 20 *day of* June, *19* 66.

LEONARD C. FARRELL
Notary Public, State of New York
No. 03-6233825
Qualified in Bronx County
Commission Expires March 30, 1968

Leonard C. Farrell, *Notary Public.*

Commission Expires

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.....

BOOK 4038 PAGE 633

File-G. W. Allen & Co.

36729

WARRANTY DEED

FROM

Pearl H. Vaughn, et al

TO

Fannie Mai Ross

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 25 12 36 PM '66

NOTED: BOOK 114 PAGE 526
RECORDING FEE $ 2.00
DEP. REG. R

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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

PAID JUL 25 1966

STATE TAX $ 2.25
PROBATE .50
TOTAL $ 2.75

JUL 25 1966