TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Benjamin F. Phillips, Jr. et ux (NAME)	Guaranty Mortgage Company (NAME)	22W-21105
2108 - 12th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 105-13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pac. 180 PH

BOOK 4195 PAGE 119

For and in consideration of the sum of $10.00 TEN and no/100 DOLLARS

cash in hand paid by BENJAMIN F. PHILLIPS, JR. AND WIFE, MOZELLA M. PHILLIPS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, EDWARD K. VAUGHAN AND PARTRICIA VAUGHAN DARNELL

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly 56 feet of Lot No. A on the Map of a Subdivision of the M.B. McAlister Homeplace as of record in Book 843, page 15, Register's Office for said County. Said part of said lot fronts 56 feet on the easterly side of 12th AVenue South, as widened, and runs back between lines, along the southerly margin of an alley, 149.5 feet, more or less, to another alley in the rear, measuring 56.0 feet thereon. Being the same property conveyed to Hazel L. Vaughan, by deed from Lillian Hertenstein Beasley and husband, E. L. Beasley, as of record in Book 2035, page 34, said Register's Office, and by deed from E.K. Vaughan, as of record in Book 2603, page 413, said Register's Office, and the said Hazel L. Vaughan having since died, leaving the said grantors as her only heirs at law.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is improved (X) unimproved ( ) property, known as 2108 - 12th Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hand this 29th day of November 19 67.

Edward K. Vaughan — EDWARD K. VAUGHAN
Patricia Vaughan Darnell — PATRICIA VAUGHAN DARNELL

STATE TAX $ 1695
PROBATE .50
TOTAL $ 1745

STATE OF TENNESSEE
DAVIDSON COUNTY

DEC 6 1967 RCVD DEC 6 A. M. Tenison COUNTY COURT CLERK DAVIDSON COUNTY, TENN.

Personally appeared before me, EDWARD K. VAUGHAN AND PATRICIA VAUGHAN DARNELL 1961, a Notary Public in and for said County and State, the within named bargainors, 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 29th day of November, 19 67.

Commission expires February 16, 1969 Notary Public Aug. Tenison

TENNESSEE TITLE COMPANY

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PUT REVENUE STAMPS HERE:

98720

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 6 10 38 AM '67

NOTED: BOOK 117 PAGE 194
RECORDING FEE $ 3.50
DEP. REG.

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER STAMP BELOW

Benjamin F. Phillips, Jr.

To

Edward K. Vaughan, ET AL

FROM

Warranty Deed
G-200754
dmc