WARRANTY DEED

BOOK 4201 PAGE 878

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Vaughn et ux. (NAME)	Commerce Union Bank (NAME)	2D-14969
4809 Bowfield Drive (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS)	Map 149-13 Pr. 31 pw
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Nineteen Thousand Seven Hundred Forty Seven and no/100 ----------($19,747.00) ---------- *DOLLARS*

of which $3,031.83 has been paid in cash by John B. Vaughn and wife, Eva Nell Vaughn, the receipt of which is hereby acknowledged, and for the remainder the said John B. Vaughn and wife have assumed and agree to pay the unpaid balance of $16,715.17 of an original indebtedness of $16,800.00 secured by deed of trust of record in book 4158, page 248, Register's Office for Davidson County, Tennessee,

STATE TAX $ 29.63
PROBATE .50
TOTAL $ 30.13

DEC 29 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 29 1967

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

We, Jimmy B. Smith and wife, Joyce M. Smith,

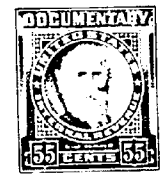
have bargained and sold, and by these presents do transfer and convey unto the said John B. Vaughn and wife, Eva Nell Vaughn, their

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

Being Lot No. 184 on the plan of Debra Heights Subdivision, Section 2, of record in Book 3700, page 39, Register's Office for said County, and amended in Book 3977, page 632, said Register's Office.
Said Lot No. 184 fronts 75.0 feet on the westerly margin of Bowfield Drive and runs back between lines measuring 153.76 feet on the southerly line and 149.57 feet on the northerly line, to a dead line in the rear measuring 75.12 feet.
Being the same real property conveyed to Jimmy B. Smith and wife, Joyce M. Smith, by deed from C & S Builders, Inc., of record in book 4158, page 246, said Register's Office.

This conveyance is made subject to 10-foot public utility and drainage easement along rear line of premises, 30-foot building setback line from Bowfield Drive, and conditions of owners certificate, as shown on plan of record in book 3700, page 39, Register's Office for said County, and amended by instrument of record in book 3577, page 632, said Register's Office, showing additional anchor easement; and also subject to restrictive covenants of record in book 3949, page 404, said Register's Office.





STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$_____ _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___

MY COMMISSION EXPIRES: _____ (AFFIX SEAL) Notary Public

This is unimproved ( ) improved (X) property, known as 4809 Bowfield Drive, Nashville, Tennessee
(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 John B. Vaughn and wife, Eva Nell Vaughn, their *heirs and assigns, forever.*

And we *do covenant with the said* John B. Vaughn and wife, Eva Nell Vaughn, *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 as above 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* John B. Vaughn and wife, Eva Nell Vaughn, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26th *day of* December, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jimmy B. Smith

Mrs. Joyce M. Smith

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Grimes Jr., a Notary Public in and for said County and State, the within named Jimmy B. Smith and wife, Joyce M. Smith,

the 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 December, 1967.

L. R. Grimes Jr., Notary Public.

Commission Expires 10-18-69

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.....

01441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared..... DEC 29 12 55 PM '67 ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... NOTED BOOK 118 PAGE 68 ..... of the ..... RECORDING FEE $ 4.50 ..... the within named bargainor, a corporation, and that .....he as such..... DEP. REG. ....., 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.....