BOOK 4251 PAGE 671

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Catherine Vance, et al (NAME:) | Advance Mortgage Co. (NAME:) | Map. 117-4 |
| 2944 Primrose Circle (STREET ADDRESS OR ROUTE NUMBER) | 1st National Building (STREET ADDRESS) | Par. 349 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Detroit, Michigan (CITY) (ZONE) (STATE) | Pat |

*For and in Consideration of the sum of* Ten and No/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by Catherine Vance and son Nathaniel Reynolds and wife, Georgia Reynolds, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Catherine Vance and son Nathaniel Reynolds and wife, Georgia Reynolds, and their agreement to pay the unpaid balance of $11,394.37 of an indebtedness in the original amount of $11,750.00, secured by deed of trust of record in book 3963, page 971, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared by

Dewey W. Pedigo.

Of The Law Firm Pedigo & Samuels

Stahlman Building: Nashville, Tennessee

We, Virgil P. Vaughn and wife, Harrietta Vaughn

*have bargained and sold, and by these presents do transfer and convey unto the said* Catherine Vance and son Nathaniel Reynolds and wife, Georgia Reynolds, 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. 4 of block "B" on the map of Belmont Terrace Annex No. 4 as of record in book 974, page 97, Register's Office for said County. Said lot No. 4 fronts 65 feet on the southwesterly side of Primrose Circle and runs back between parallel lines, 160 feet to the margin of the Tennessee Central Railroad right of way.
Being the same property conveyed to Virgil P. Vaughn and wife, Harrietta Vaughn by deed from Joseph G. Humbert and wife, of record in book 3963, page 970, Register's Office for said County.

This conveyance is made subject to easement for sanitary sewer and/or storm drainge as set out in book 3983, page 229; and to 30-foot setback line from Primrose Circle and a 10-foot easement for public utility purposes of record in book 974, page 97, and to restrictive covenants contained in an instrument of record in book 1174, page 492, and book 1191, page 223, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 13,894.37

Catherine Vance
Affiant

Subscribed and sworn to before me, this the 3 day of July, 1968

Mrs Hattie L. Jackson
Notary Public

My Commission expires: May 31, 1971
(Affix Seal)

unimproved ( )
This is improved (X) property, known as 2944 Primrose Circle 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* Catherine Vance and son Nathaniel Reynolds and wife Georgia Reynolds, their *heirs and assigns, forever.*

*And* We *do covenant with the said* Catherine Vance and son, Nathaniel Reynolds and wife Georgia Vance *that* we, 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 1968 taxes which are prorated and assumed by grantees.

*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* Catherine Vance and son, Nathaniel Reynolds and wife, Georgia Reynolds *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our hands *this* 3rd *day of* July, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virgil P. Vaught

Henrietta Vaughan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Virgil P. Vaughn and wife, Harriatta Vaughn

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 3rd day of July, 1968.

Mrs Hattie S Jackson, Notary Public.

Commission Expires May 31, 1971.

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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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# WARRANTY DEED

FROM
Virgil P. Vaughn & wife,
Harrietta Vaughn

TO
Catherine Vance, et al

A 0 5 4 5 2

IDENTIF. REFERENCE

JUL 17 10 27 AM '68

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

| | | | | | |
|---|---|---|---|---|---|
| JUL 17 | CONV | 13,894.37 | | | |
| JUL 17 | STAX | | A* | 36.14 | |
| JUL 17 | FEE | | A* | .50 | |
| JUL 17 | DEED | | A* | 6.00 | * 42.64 |