STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,850.00

Geraldine M. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF August, 1970

Marie L. Yates
Notary Public

MY COMMISSION EXPIRES: 4-2-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Russell H. Hippe, Jr., 26th Floor, L & C Tower, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldine M. Jackson (NAME)	Commerce Union Bank (NAME)	MAP 83-1
1413 Benjamin Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	PAR- 385
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Elsie Vaughn, a widow

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geraldine M. Jackson, an unmarried person

HEREINAFTER CALLED THE GRANTEE, her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the westerly 50 feet of the easterly 150 feet of Lot No. 5 of Block "A" on the map of Weakley Place, as of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 50 feet on the northerly side of Benjamin Street and runs back between parallel lines 250 feet to the southerly line of Lot No. 4.

BEING the same property conveyed to S. E. Vaughn et ux, Elsie Vaughn by deed from Madeline W. Higgins et vir Frank Higgins and Sophie K. Frank et vir Joe Frank, of record in Book 1169, page 60, said Register's Office, the said S. E. Vaughn having since died.

The said S. E. Vaughn and S. E. Vaughan are one and the same person.

This is { unimproved ( ) improved (X) } property, known as 1413 Benjamin Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 12th day of August, 19 70

Elsie Vaughn
Elsie Vaughn

STATE OF TENNESSEE
Davidson County

BOOK 4438 PAGE 199

Personally appeared before me, Mary E. Jackson, a Notary Public in and for said County and State, the within named Elsie 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 Nashville, Tennessee, this 12th day of August 1970

Commission expires 11-12-72

Mary E. Jackson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Elsie Vaughn, a widow

TO
Geraldine M. Jackson,
an unmarried person

A 86689

IDENTIF. REFERENCE

AUG 12 3 20 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 12 20	CONV	*9,850.00			
AUG 12 20 S'TAX			A*	25.48	
AUG 12 20 PR'FEE			A*	.50	
AUG 12 20	W'DEED		A*	3.00	* 28.98

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Russell H. Hippe, Jr.
26th Floor, L & C Tower
Nashville, Tennessee 37219