BOOK 4502 PAGE 547 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 19 71

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 1/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Lee Adair Et ux (NAME)	Mortgage Associates, Inc. (NAME)	03D 57984
3012 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 96-10
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par. 59

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, WE, I, Edith Wood Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Lee Adair Et ux Mary Helen Adair

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

LAND in Davidson County, Tennessee, being Lot No. 111 on the Map of Clover Hill, Section II, as of record in Book 2133, Page 46, Registers Office for Davidson County, and described as follows:

BEGINNING at a point on the southerly margin of Cottonwood Drive at the common corner of Lots Nos. 110 and 111; thence in an easterly direction along the southerly margin of Cottonwood Drive 73.04 feet to a point; thence continuing around a curve in an easterly and southerly direction 32.87 feet to a point in the westerly margin of Ironwood Drive 70 feet to the common corner of Lots No. 111 and 112; thence in a westerly direction along the line between Lots Nos. 111 and 112, 127 feet to a concrete monument at the common corners of Lots Nos. 110, 111 and 112; thence in a northerly direction along the line between Lots Nos. 110 and 111, 120.1 feet to the South margin of Cottonwood Drive, the point of beginning.

BEING the same property conveyed to Edith Wood Vaughn by deed of record in Book 4048, Page 159, aforesaid Register's Office.

THIS conveyance is subject to the restrictions of record in Book 2145, Page 262 said Register's Office.

This is unimproved / improved property, known as 3012 Ironwood Drive, Nashville, Tennessee 37214
(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 11th day of May, 19 71.

Edith Wood Vaughn

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith Wood 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 11th day of May 19 71

Commission expires 11/26/73

Notary Public
EDWARD SEDDON

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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 EDITH WOOD VAUGHN

TO JOHNNY LEE ADAIR ET UX MARY HELEN ADAIR

B 15095

IDENTIF. REFERENCE

MAY 18 9 53 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

MAY 18	CONV	14,300.00				
MAY 18	S'TAX		A*	37.18		
MAY 18	PR'FEE		A*	.50		
MAY 18	W'DEED		A*	3.00	*	40.68