BOOK 4593 PAGE 79

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,600

Gerald W. Escue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF April 1972

Notary Public

MY COMMISSION EXPIRES: 8-15-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 STahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald W. Escue, et ux (NAME)	City Mtg Co (NAME)	15DA 39592
246 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	311-7 4th Ave N. (STREET ADDRESS)	Map 83-15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nash Tenn (CITY) (STATE) (ZIP)	Par 25

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, James M. Vaughn and wife, Willie C. Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald W. Escue and wife, Patsy G. Escue

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. 3 on the Plan of Fortland Park, Section One, Addition One, as of record in Book 2854, page 68, Register's Office for said County.

SAID Lot No. 3 fronts 80 feet on the westerly side of Riverside Drive and extends back between parallel lines 160 feet to the easterly margin of the L & N Railroad property.

BEING the same property conveyed to James M. Vaughn and wife, Willie C. Vaughn by deed from S. D. Harrison Co., Inc., of record in Book 3160, page 424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2963, page 618 and Book 3431, page 100, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the year 1972 which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 246 Riverside Drive, Nashville, Tennessee
(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 our hand s this 13th day of April, 19 72

James M. Vaughn

Willie C. Vaughn

STATE OF TENNESSEE
Davidson County

BOOK 4593 PAGE 80

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Vaughn and wife, Willie C. 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 13th day of April 19 72.

Commission expires 8-15-72

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

JAMES M. VAUGHN, ET UX

TO

GERALD W. ESCUE, ET UX

B 56083

IDENTIF. REFERENCE

APR 18 10 26 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 18 72 CONV 20,600.00
APR 18 72 STAX A* 53.56
APR 18 72 PRTEE A* .50
APR 18 72 WDEED A* 4.00 * 58.06

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Mail to: Jim Cobb Company
503 Gallatin Rd.
Madison Tenn. 37115
Ph. 865-9113