BOOK 4703 PAGE 985

WARRANTY DEED

This Instrument was prepared by
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Richard Vaughn, Jr. (NAME) and wife Alicia S. Vaughn	Fidelity Federal Savings & (NAME) Loan Association	51-12
428 Beech Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11 pt
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00) *Dollars,*

cash in hand paid by Donald Richard Vaughn, Jr. and wife Alicia S. Vaughn, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, Rachel K. Bruce, as surviving tenant by the entirety,

have this day bargained and sold, and do hereby transfer and convey unto the said Donald Richard Vaughn, Jr. and wife Alicia S. Vaughn, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in said County, being the easterly 70 feet of the northerly 152.5 feet of Lot 5 on the unregistered plan of Haysboro Park Lot, as shown on the Montague Park Subdivision, as of record in Book 421, page 141, Register's Office for said County, to which plan reference is here made.
Being the same property conveyed to Robert Marshall Bruce and wife, Rachel K. Bruce, by deed from Leon S. Fitzgerald et ux Mary E. Fitzgerald, of record in Book 2280, page 491, said Register's Office, the said Robert Marshall Bruce having since died.
This conveyance is made subject to restrictions of record in Book 1306, page 642, R.O.D.C., Tennessee; easement for sewerage purposes and maintenance of septic tank upon premises being conveyed, which septic tank remained the property of grantors as set out in deed from Rebecca W. Mershon et vir to Thomas Franklin Ross, of record in Book 1306, page 642, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5.00

Subscribed and sworn to before me, this the 1st day of May, 1973

Affiant: Donald Richard Vaughn, Jr.

My commission expires: Feb 4 1975 (Affix Seal)

Notary Public: Edwin B. Castleman

This is { unimproved / improved } property, known as 428 Beech Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Donald Richard Vaughn, Jr. and wife Alicia S. Vaughn, their ..... *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald Richard Vaughn, Jr. and wife Alicia S. Vaughn, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 1st *day of* May, 1973 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Rachel K. Bruce

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edwin B. Castleman, *a Notary Public in and for said County and State,* Rachel K. Bruce, as surviving tenant by the entirety, *the within named 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* 1st *day of* May, *19* 73

Edwin B. Castleman
Notary Public

Commission expires Feb 4th 1975

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*.....

Commission expires ....*Notary Public*

020833-6

WARRANTY DEED

FROM

RACHEL K. BRUCE, as surviving
tenant by the entirety

TO

DONALD RICHARD VAUGHN, JR. ET UX

C 05047
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
226 THIRD AVE., NORTH
NASHVILLE, TENNESSEE 37219

IDENTIF. REFERENCE

MAY 3 2 55 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-3?3	CONV	*8,000.00			
MAY-3?3 S'TAX			A*	20.80	
MAY-3?3 PR'FEE			A*	.50	
MAY-3?3	W'DEED		A*	4.00	* 25.30

Compliments of

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Chicago Title Insurance Company
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Phone 256-2036
NASHVILLE, TENNESSEE