BOOK 4733 PAGE 162 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$31,900.00 Joe Fitzpatrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 73

Dixie Lee Matthews
Notary Public Dixie Lee Matthews

MY COMMISSION EXPIRES: 8-30-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Fitzpatrick (NAME)	Mortgage Associates, Inc. (NAME)	04D-03430
304 Tyler Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	75-10
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	121

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, Dahl F. Vaughan et ux Linda J. Vaughan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Fitzpatrick et ux Dorothy G. Fitzpatrick

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:

BEING Lot No. 159 on the plan of Hermitage Estates, of record in Book 3300, Page 71, Register's Office for Davidson County, Tennessee.

BEGINNING at a concrete marker, said marker being the southernmost common corner of Lots Nos. 158 and 159, thence in a northeastwardly direction along the line between Lots 158 and 159, 118.8 feet to a point in the southerly margin of Tyler Drive, said point being the northernmost common corner of Lots 158 and 159, thence in a southeastwardly direction along the southerly margin of Tyler Drive 92.2 feet to a concrete marker, thence around a curve to the right, said curve having an angle of 85 degrees 52 minutes, a tangent of 23.3 feet, a radius of 25 feet and a length of 37.5 feet, to a concrete marker, thence southwardly 24.5 feet to a concrete marker, thence in a southwestwardly direction 52.38 feet to a concrete marker, thence southwardly 15.35 feet to a concrete marker, thence in a northwestwardly direction 92.05 feet to the point of beginning.

BEING the same property conveyed to Dahl F. Vaughan et ux Linda J. Vaughan by deed from Bobby C. Bryan et ux Jane M. Bryan of record in Book 4684, Page 863, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 3403, Page 556, aforesaid Register's Office.

This is unimproved ( ) improved (X) property, known as 304 Tyler Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 hands this 30th day of July, 1973

Dahl F. Vaughan

Linda J. Vaughan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dixie Lee Matthews, a Notary Public in and for said County and State, the within named Dahl F. Vaughan et ux Linda J. Vaughan

the bargainor S, 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 30th day of July 19 73

Commission expires 8-30-75

Dixie Lee Matthews
Notary Public Dixie Lee Matthews

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

DAHL F. VAUGHAN ET UX

LINDA J. VAUGHAN

TO

JOE FITZPATRICK ET UX

DOROTHY G. FITZPATRICK

C17728

IDENTIF. REFERENCE

AUG 1 12 37 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

AUG-73	CONV	31,900.00				
AUG-73	S TAX		A*	82.94		
AUG-73	RFEE		A*	.50		
AUG-73	WDEED		A*	4.00	*	87.44