Chicago Title 226900

WARRANTY DEED

BOOK 4940 PAGE 995

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. O. L. Vaughn,	Jr.	158-3, p. 26
(NAME:)	(NAME:)	
6208 Gardendale Drive	SAME	Field Book:
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FH 14702
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by Orville L. Vaughn, Jr. and wife, Dianne D. Vaughn, herein to pay the principal balance now due, plus future interest, on a certain note in the original amount of $23,000.00 payable to The Prudential Insurance Company of America according to the terms and conditions therein, and said note is secured by a deed of trust of record in book 2687, page 295, Register's Office for Davidson County, Tennessee,

AUG 12 75 CONV 65,000.00
AUG 12 75 S'TAX A* 169.00
AUG 12 75 PR'FEE A* .50
AUG 12 75 W'DEED A* 8.00 * 177.50

we, John S. Bransford, Jr. and wife, Nell H. Bransford *have bargained and sold, and by these presents do transfer and convey unto the said* Orville L. Vaughn, Jr. and wife, Dianne D. Vaughn, 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. 702 on the Plan of Hillsboro Park, Section VII, of record in book 2330, page 106, Register's Office for said County. Said lot No. 702 fronts 197 feet on the southerly side of Gardendale Drive and runs back between lines 315 feet on the westerly line and 325.7 feet on the easterly line to a dead line in the rear on which it measures 158 feet.

Being the same real property conveyed to John S. Bransford, Jr. and wife, Nell H. Bransford, by deed from Robert L. Parsons, Jr. and wife, Margaret R. Parsons, dated July 20, 1959, filed July 21, 1959 and recorded in book 2926, page 191, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises; 75-foot building setback line from Gardendale Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 106, said Register's Office; and to easements and other rights with reference to water lines, mains, and supply as set out in contract of record in book 872, page 505, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2435, page 237, as amended by instrument of record in book 2603, page 440, said Register's Office.

NOTARY PUBLIC LILLIAN C. INGRAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

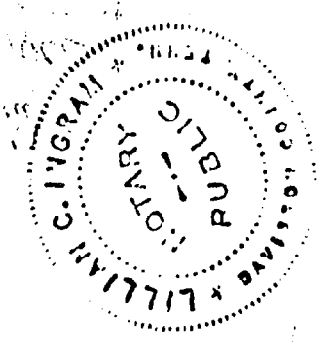
The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of August, 75

Notary Public

My commission expires 1/29/77 (Affix Seal)



This is unimproved ( ) improved (X) property, known as 6208 Gardendale Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Orville L. Vaughn, Jr. and wife, Dianne D. Vaughn, their *heirs and assigns, forever.*

And we *do covenant with the said* Orville L. Vaughn, Jr. and wife, Dianne D. Vaughn *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.*, except as hereinabove mentioned and taxes for the year 1975 which are prorated and assumed by grantees.

✓

And we, John S. Bransford, Jr. and wife, Nell H. Bransford *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Orville L. Vaughn, Jr. and wife, Dianne D. Vaughn/their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* August, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John S. Bransford, Jr.

Nell H. Bransford
Nell H. Bransford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* John S. Bransford, Jr. and wife, Nell H. Bransford

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* 8 *day of* August, *19*75.

Geraldine Satterfield, *Notary Public*

Commission Expires March 8, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Hillsboro Park Committee, being a successor or assign of Hillsboro Park, Inc., hereby consents to the transfer described in the attached Warranty Deed conveying Lot No. 702 on the Plan of Hillsboro Park, Section VII from John S. Bransford, Jr. and wife Nell H. Bransford to Orville L. Vaughn, Jr. and wife Dianne D. Vaughn and hereby waives the right of first refusal granted it by the Restrictive Covenants recorded in book 2435, page 237 and amendments thereto recorded in book 2603, page 440, Register's Office of Davidson County, Tennessee.

Hillsboro Park Committee

By: G. F. Cole, Jr.
Member of Committee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Jane J. Doggett, a notary public in and for the aforesaid County and State, the within named G. F. Cole, Jr., who acknowledged himself to be a member of Hillsboro Park Committee and that he had capacity so to do and did execute the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 8th day of August, 1975.

Mrs. Jane J. Doggett
Notary Public

My commission expires:

My Commission Expires Nov. 6, 1976

Prepared by:
HARWELL BARR MARTIN & SLOAN
Home Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

JOHN S. BRANSFORD, JR.

et ux

TO

ORVILLE L. VAUGHN, JR.

et ux

Prepared by:

William E. Martin
Harwell Barr Martin & Sloan
4th Floor, Home Federal Bldg.
Nashville, Tennessee 37219

Please return:

GEO. I. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

D 10845

IDENTIF. REFERENCE

Aug 12 2 28 PM '75

FEE / REGISTER
DAVIDSON COUNTY, TENN.

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