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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,973.47

John B. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 1975.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilkins & Adams, Attorneys, 112 Stahlman Building, Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Vaughn (NAME)	John W. Murphree Company	5DU61010
508 Tuscarora Drive (STREET ADDRESS OR ROUTE NUMBER)	I Airways Plaza (NAME) 1283 Murfreesboro Road (STREET ADDRESS)	162-3-308
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

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, BOBBY RITCHIE AND WIFE, MARTHA J. RITCHIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. VAUGHN AND WIFE, EVA N. VAUGHN

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 the 5th Civil District of Davidson County, Tennessee, being Lot No. 146 on the plan of Haywood Hills, Section 3, as of record in Book 4460, pages 164 and 165, Register's Office for said County.

SAID Lot No. 146 fronts 58.00 feet on the southeasterly margin of Tuscarora Drive and extends back 128.69 feet on the easterly line and 128.61 feet on the westerly line to a dead line in the rear, measuring 69.23 feet thereon.

BEING the same property conveyed to Bobby Ritchie and wife, Martha J. Ritchie by deed from Martin Construction Company, a Tennessee corporation, of record in Book 4839, page 913, Register's Office for Davidson County, Tennessee.

A part of the consideration for the transfer of this property is the assumption of one certain trust deed dated July 25, 1974, and filed for record August 2, 1974, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4839, page 915, and note of even date thereby secured, in the original principal amount of $31,250.00 payable to John W. Murphree Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. **

The grantee further hereby assumes the obligations of Bobby Ritchie under the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved ( ) property, known as 708 Tuscarora Drive, Antioch, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

**Grantors hereby transfer their escrow account to the grantees.

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 7th day of August, 1975

Martha J. Ritchie
Martha J. Ritchie

Bobby Ritchie
Bobby Ritchie

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 Bobby Ritchie and wife, Martha J. Ritchie

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 7th day of August 1975

Commission expires 11-30-76

Notary Public

WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TEN

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
BOBBY RITCHIE ET UX

TO
JOHN B. VAUGHN ET UX

D 13494

IDENTIF. REFERENCE

AUG 29 4 06 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 29	CONV	33,973.47			
AUG 29	S'TAX		A*	88.40	
AUG 29	PR'FEE		A*	.50	
AUG 29	W'DEED		A*	4.00	* 92.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BY: [illegible]

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201