FORM NO. WD-1

BOOK 4986 PAGE 910

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Elease Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 1976.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, ATTORNEYS (NAME) Fidelity Federal Building Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elease Vaughn (NAME)	Commerce Union Bank (NAME)	22W-4125
2031 Elliott Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	105-9
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	438

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, SAMMIE MENZIES, JR. and BESSIE MAI MENZIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELEASE VAUGHN being one & the same person as Elease Menzies Vaughn our 2/3 interest in and to 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 the northerly portion of Lot No. 68 on the plan of the Waverly Land Co.'s Plan of lots called "Waverly Place", of record in Book 57, Page 95, Register's Office for said County.

SAID part of Lot No. 68, which is a corner parcel, fronts 68 feet 2 inches on the southwesterly margin of Elliott Avenue, formerly Kirkman Road, and fronts 64 feet on the easterly margin of an alley, said frontages being joined by a curve having a length of 104 feet 2 inches, and extends 148.5 feet on the rear line.

BEING the same property conveyed to Sammie Menzies, Jr., Elease Menzies Vaughn, and Bessie Mai Menzies, a one-third interest each*of record in Book 4925, Page 239, Register's Office for Davidson County, Tennessee.

*by deed from Commerce Union Bank, Trustee

This is improved (X) unimproved ( ) property, known as 2031 Elliott Avenue, Nashville, Tennessee 37204
(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 6th day of January, 1976

Sammie Menzies, Jr.

Bessie Mai Menzies

STATE OF TENNESSEE
Davidson County

BOOK 4936 PAGE 911

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sammie Menzies, Jr. and Bessie Mai Menzies

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 6th day of January 1976.

Commission expires 5-1-76

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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

SAMMIE MENZIES, JR. ET AL

TO

ELEASE VAUGHN

D 31465

IDENTIF. REFERENCE

JAN 9 11 24 AM '76

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-9-76	CONV	14,000.00			
JAN-9-76	S'TAX		B*	36.40	
JAN-9-76	PR'FEE		B*	.50	
JAN-9-76	W'DEED		B*	4.00	* 40.90