FORM NO. WD-1

BOOK 4999 PAGE 402

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 76

Notary Public

MY COMMISSION EXPIRES: 5-17-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., 21st Floor, First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey J. Hough, Jr. (NAME)	First Federal Savings & Loan Association of Nashville (NAME)	Map 129-15
52 Vaughns Gap Road (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Parcel 36
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	FB #7D 36992

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, JAMES A. CULLEN and wife, LILLIAN M. CULLEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AUBREY J. HOUGH, JR., and wife, LINDA A. HOUGH,

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. 125 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 125 fronts 100 feet on the easterly margin of Vaughn's Gap Road and runs back 230.1 feet on the southerly line and 144.58 feet on the northerly line to a dead line measuring 135.4 feet thereon.

Being the same property conveyed to James A. Cullen and wife, Lillian M. Cullen, by deed from Murphree Realty Company of record in Book 3860, page 827, said Register's Office.

SUBJECT to restrictive covenants and easements contained in instrument of record in Book 3466, page 89, as amended in Book 3577, page 511 and Book 3702, page 465, and as shown on Plan of record in Book 3600, pages 12,13 and 14, said Register's Office; and SUBJECT to taxes for 1976, which have been prorated and assumed by grantees.

2-24-76 C.O. 54,500.00
S.T. 141.70
P.F. 1.50
W.D. 4.00

146.20

This is improved ( ) unimproved (X) property, known as 52 Vaughns Gap Road, Nashville, Tennessee 37205
(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 23rd day of February, 19 76

James A. Cullen

Lillian M. Cullen

BOOK 4999 PAGE 403

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John P. Grimes, a Notary Public in and for said County and State, the within named James A. Cullen and wife, Lillian M. Cullen,

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 23rd day of February 1976.

Commission expires 5-17-77

John P. Grimes
Notary Public

JOHN P. GRIMES NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 17, 1977

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
JAMES A. CULLEN and wife,
LILLIAN M. CULLEN

TO
AUBREY J. HOUGH, JR., and wife, LINDA A. HOUGH

D 37275

IDENTIF. REFERENCE

FEB 24 1 38 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECORDED