THIS INSTRUMENT PREPARED BY:
LANCASTER & FARMER, ATTORNEYS
Suite 100, 4207 Lebanon Road
Hermitage, Tennessee 37076

53-3 225 JW

WARRANTY DEED BOOK 5025 PAGE 59

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars Cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, HOWARD P. DAVIS and wife, SARAH B. DAVIS, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said JAY F. VAUGHN and wife, ELIZABETH BEAM VAUGHN the Grantees herein, their heirs and assigns, a certain tract or parcel of land in the 4th Civil District, Davidson County, State of Tennessee, described as follows:

BEING Lot No. 136 of Section "B" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County.

SAID Lot No. 136 is described as follows: Beginning on the Westerly side of Riverside Road at the corner of Lots Nos. 135 and 136; thence with the line between said lots Westwardly 101 feet to the Easterly line of Lot No. 140; thence with the Easterly line of Lots Nos. 140, 141, 142 and the Westerly line of Lot No. 136 Southwardly 125.5 feet to the Northerly line of Fourteenth Street; thence with said Street Eastwardly 20 feet to the Southwest corner of Lot No. 137; thence with the West line of said lot Northwardly 46.6 feet; thence Eastwardly 13 feet; thence Northwardly 10 feet; thence Northeastwardly 97.2 feet to the Westerly side of Riverside Road; thence with said Road Northwestwardly 74.2 feet to the beginning.

BEING the same property conveyed to Howard P. Davis and wife, Sarah B. Davis by deed from W. Roy Greenway and wife, Maymie C. Greenway, of record in Book 2028, page 137, Register's Office for Davidson County, (RODC), Tennessee.

THE parties agree to the following covenants, which do not run with the land, but are binding on both the Grantors and Grantees, as follows: (1) the 1976 taxes will be prorated as of the date of the closure; (2) the Grantees will assume responsibility for fire insurance on improvements as of the date of the closure; (3) this conveyance includes the following fixtures and appliances located on the premises:

drapes, stove, refrigerator, gas logs and fireplace utensils, outside gas grill, picnic table, swing on the front porch, air conditioning unit, and portable room heaters, (4) the Grantees will be granted possession at the time of the closure.

This is improved property, known as 1302 Riverside Drive, Old Hickory, Tennessee, 37138.

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.

Whenever 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 5th day of May, 1976.

Howard P. Davis

Howard P. Davis

Sarah B. Davis

Sarah B. Davis

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 Howard P. Davis and wife, Sarah B. Davis, the bargainors, with whom I am personally acquainted, and who acknowledged

BOOK 5025 PAGE 61

that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at OLD HICKORY, TENN., this 5th day of MAY, 1976.

A. J. Brewer
Notary Public

My Commission Expires: 1-29-78

A. J. BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNERS AS FOLLOWS

MR. & MRS. JAY F. VAUGHN

1302 Riverside Drive

Old Hickory, Tennessee 37138

SEND TAX BILLS TO:

SAME

MAP-PARCEL NUMBERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000
Jay F. Vaughn
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY 1976
A. J. Brewer
Notary Public
My Commission expires 1-29-78

STATE OF TENNESSEE DAVIDSON COUNTY

MAY 13 3 11 PM '76

REGISTER'S OFFICE

TENNESSEE REAL ESTATE TRANSFER REFERENCE

049091

MAY13% CONV 43,000.00
MAY13%S'TAX 111.80
MAY13%PR'FEE .50
MAY13% W'DEED 6.00 * 118.30