Map Book 157
Parcel No. 70.11 Pwl

Persons responsible for payment of taxes:
Frank F. Chalfont
14 Burnt Leaf Lane
Brentwood, Tenn. 37027

BOOK 5032 PAGE 581

This instrument was prepared by
COVINGTON and CONWAY
Attorneys at Law
Franklin, Tennessee JB/bd

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# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM of Forty Seven Thousand ($47,000.00) Dollars, paid in cash, the receipt of which is hereby acknowledged,

I, the Grantor, GEORGE REAMS, Executor of the Estate of A. J. Vaughn, deceased, have bargained and sold and do hereby transfer and convey unto the Grantees, FRANK F. CHALFONT and wife, SUZANNE G. CHALFONT, their heirs and assigns forever, the following described tract or parcel of land, lying located and being in Civil District Number 7, Williamson County, Tennessee and Civil District Number 7, Davidson County, Tennessee, being further described as follows:

Said tract lies partially within Davidson County and partially within the Seventh Civil District of Williamson County, Tennessee and is bound in general by Old Hickory Boulevard on the North, Vaughn on the South, East and West.

COMMENCING at an iron post in the south margin of Old Hickory Boulevard at the northwest corner of Sensing, thence with said south margin North 86° 00' W. 403 feet to an iron post, the point of beginning, thence with the following three new staked lines South 4° 00' W, 1750 feet to an iron post, North 86° 00' W, 202.4 feet to an iron post and North 3° 50' E 1750 feet to the south margin of Old Hickory Boulevard, thence with said margin South 86° 00' E, 207.5 feet to the point of beginning and containing 8.20 acres more or less, according to an unrecorded survey by C.K. McLemore, Surveyor, dated April 19, 1976, being Tract 1 of this unrecorded survey.

BEING a portion of the same property conveyed to A. J. Vaughn by Life and Casualty Insurance Company of record in Deed Book 892, Page 322, Register's Office, Davidson County, Tennessee.

BEING also a portion of the same property conveyed to A. J. Vaughn by Deed of Life and Casualty Insurance Company of record in Deed Book 63, Page 194, Register's Office, Williamson County, Tennessee.

SEE ALSO, Last Will and Testament of A. J. Vaughn, deceased, of record in Will Book 39, Page 725, County Court Clerk's Office, Williamson County, Tennessee.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said Grantees FRANK F.

CHALFONT and wife, SUZANNE G. CHALFONT, their heirs and assigns, forever.

I COVENANT with the said Grantees, that I am lawfully seized of said land, having a good right to convey it and that it is unencumbered except by:

1. Lien of 1976, State and County Taxes, Williamson County and Metropolitan Government of Davidson County, Tennessee. Said taxes shall be prorated as of date of deed and paid by the Grantees when due and payable.

2. All visible easements to include flow and overflow of Harpeth River.

3. Applicable building, health, subdivision, and zoning regulations.

I DO FURTHER COVENANT and bind myself, my heirs, assigns and representatives to warrant and forever defend the title to the said property to the Grantees, FRANK F. CHALFONT and wife, SUZANNE G. CHALFONT, their heirs and assigns against the lawful claims of all persons.

POSSESSION of the premises herein conveyed is given to Grantees as of date of deed.

WITNESS my hand on this the 3rd day of June, 1976.

George Reams
George Reams, Executor of the Estate of A. J. Vaughn, Deceased

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, William Carter Conway, a Notary Public in and for said County and State, the within named bargainor, George Reams, Executor of the Estate of A. J. Vaughn, deceased, with whom I am personally acquainted and who acknowledged that he executed the annexed instrument for the purposes therein contained being so authorized.

WITNESS my hand and seal on this the 3rd day of June, 1976.

William Carter Conway
NOTARY PUBLIC

(SEAL)

My commission expires:
10/16/79

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STATE OF TENNESSEE )
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COUNTY OF WILLIAMSON )

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

George Reaves
AFFIANT

Subscribed and Sworn to before me this the 3rd day of June, 1976.

William Carter Cannon
NOTARY PUBLIC

My commission expires:
10/16/79

D52491

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IDENTIF. REFERENCE

JUN 7 4 00 PM '76
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|
| JUN-7[illegible] | CONV | 47,000.00 | | | |
| JUN-7[illegible] | W'DEED | | B* | 6.00 | * 6.00 |

WILLIAMSON COUNTY — STATE OF TENNESSEE,
Received for record the 5 day of June 1976
at 1:43 o'clock P M Noted in Note Book 24 page 303
and Recorded in Book No. 263 page 474 State Tax
Paid 122.20 Fee .50 Recording Fee 6.00 Total 128.70
Receipt No. 60079 Witness my hand

J. D. Bennett, Register