BOOK 5108 PAGE 669

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32549.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF OCTOBER, 19 91

Notary Public

MY COMMISSION EXPIRES: 1-24-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don L. Dickerson & Harry Ragsdale (NAME)	Guaranty Mortgage Company (NAME)	11D-61657
102 Moyna Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	43-10
Hendersonville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	80

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, I, Deborah Ann Vaughn, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Dickerson and Harry Ragsdale

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 Lot No. 58-B on the Resubdivision of Lot No. 14 of Anderson Estates, of record in Book 4470, Page 28, Register's Office for said County.

Said Lot No. 58-B fronts 60 feet on the easterly side of May Drive and extends back between parallel lines 174 feet to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Albert F. Porter and wife, Wilma Jean Porter by deed from James T. Lynn, Secretary of Housing and Urban Development, of record in Book 4752, Page 503, Register's Office for Davidson County, Tennessee. Being also the same property conveyed from Albert F. Porter and wife, Wilma Jean Porter to Deborah Ann Vaughn, an unmarried person of record in Book 4808, Page 395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain note, executed by the Grantors herein to Guaranty Mortgage Company in the original principal amount of $19,400.00 of record in Book 4752, Page 505, said Register's office.

The escrow account in connection with the above referenced deed of trust is also assigned to the Grantee as is the existing hazard insurance.

This is ( ) unimproved (X) improved property, known as 226 (House Number) May Drive (Street) (P. O. Address) Madison, Tn. 37115 (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 my hand this 22nd day of Oct, 19 91

Deborah A Vaughn

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Ann Vaughn

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of Oct. 19 76.

Commission expires 1-4-79

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

TO

D 8 6 5 1 0

IDENTIF. REFERENCE

JAN 25 9 07 AM '77

REGISTER
DAVIDSON CO., TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JAN25 77	CONV	22,849.18			
JAN25 77	S'TAX		B*	59.28	
JAN25 77	PR'FEE		B*	.50	
JAN25 77	W'DEED		B*	4.00	* 63.78

REGISTER'S OFFICE