BOOK 5114 PAGE 611 **WARRANTY DEED** prepared by Gullett, Steele Sanford Nashville, Tenn

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce H. Vaughan and wife, Joy J. Vaughan (NAME)	Home Federal Savings & Loan Association (NAME)	141-15-A
305 Cortes Blossom Ct (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North	#41
Nashville Tenn 37215 (CITY) (P/O. ZONE) (STATE)	Nashville, TN 37219 (STREET ADDRESS) (CITY) (ZONE) (STATE)	9D-68481 PW

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

REESE L. SMITH, III and wife, EMILY D. SMITH

have this day bargained and sold, and do hereby transfer and convey unto the said

BRUCE H. VAUGHAN and wife, JOY J. VAUGHAN their

certain real estate in Davidson County, Tennessee, as follows: (successors), heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Rolling River Estates, Section I, of record in Book 4860, page 27, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Reese L. Smith, III and wife, Emily D. Smith, by deed from Poplar Creek Corporation, of record in Book 5025, page 838, Register's Office for Davidson County, Tennessee.

This conveyance is subject to conditions, covenants and restrictions of record in Book 4892, page 689, restrictive covenants contained in an instrument of record in Book 4788, page 950, amended in Book 4871, page 640, Register's Office for Davidson County, Tennessee, and to the conditions set forth in the Charter of Rolling River Estates, Inc., a non-profit Homeowners Association organized under the laws of State of Tennessee, and the by-laws of said Corporation, of record in Book 4892, page 679. Said conditions, covenants and restrictions contain an assessment for common charges which constitute a lien against the property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 10th day of February, 19 77

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as Lot 19, Rolling River Estates, SI (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

BRUCE H. VAUGHAN and wife, JOY J. VAUGHAN their

(successors),

heirs and assigns forever. We covenant that We are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1977 taxes; restrictions in BK.4788, p. 950; amended in BK.4871, p.640; plan of record in BK.4860, p.27; utility anchor easement; declaration of covenants, restr. & cond. in BK.4892, p.689; By-Laws in BK.4892, p.679

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said BRUCE H. VAUGHAN and wife, JOY J. VAUGHAN their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 10th day of February, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Reese L. Smith, III

Emily D. Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reese L. Smith, III and wife, Emily D. Smith

the within named 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 10th day of February, 19 77.

Commission expires 4/2/79 Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this .....day of....., 19.....

Commission expires..... .....Notary Public

FEB 11 P COMP 95,000.00
FEB 11 P STAX B* 117.00
FEB 11 P RECFEE B* .50
FEB 11 P MTGTAX B* 4.00 * 121.50

L# 07-80,508-2 (Mary Smith)
Return to Home Federal

WARRANTY DEED

FROM
Reese L. Smith, III etux

TO
Bruce H. Vaughan et ux

D 8 9 1 6 9

IDENTIF. REFERENCE

FEB 11 3 12 PM '77

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238