BOOK 5149 PAGE 77

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| GARRY G. VAUGHN, ET UX | Same | MAP 72-4 |
| (NAME) | (NAME) | PAR. 158 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | M.P. |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ($10.00)--- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of an indebtedness of record in Book 4704, page 670, Register's Office for Davidson County, Tennessee, and the assumption of an indebtedness of record in Book 5042, page 687, Register's Office for Davidson County, Tennessee,

WE, DAVID EUGENE BAKER and wife, JUDY J. BAKER, hereinafter called the GRANTORS,

*have this day bargained and sold, and do hereby transfer and convey unto the said* GARRY G. VAUGHN and wife, AVONDA K. VAUGHN, hereinafter called the GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being part of Lot No. 23 of Block "A" on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County. Said part of Lot No. 23 is described according to a survey made by Cantrell and Connell, Engineers on April 3, 1951, as follows:

Beginning at a concrete monument on the easterly margin of Golf Street at the common corner of Lots Nos. 22 and 23 in said Subdivision; thence N 84° 45' E 150 feet to a point; thence S 41° E 120 feet to a point; thence S 0° 15' E 74 feet to a point; thence 81° 30' W 178.8 feet, more or less to a point in the southeasterly margin of Golf Street; thence with the southeasterly margin of Golf Street, northerly as it proceeds around a curve, 52 feet 11 inches to the point of beginning.

Being the same property conveyed to David Eugene Baker and wife, Judy J. Baker, by deed from Warren Gepford and wife, Frances H. Gepford, of record in Book 4792, page 290, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $27,100.00

Subscribed and sworn to before me, this the 16 day of May 19 77

Affiant

My commission expires: 12-5-77
(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 1709 Golf Street, Nashville
(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* GRANTEES, 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 as set out herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s *this* 16th *day of* May, 1977., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David Eugene Baker

Judy J. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned *a Notary Public in and for said County and State,* DAVID EUGENE BAKER and wife, JUDY J. BAKER

*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* Madison, Tennessee
*this* 16th *day of* May, 19 77

BEVERLY GARNER NOTARY PUBLIC DAVIDSON COUNTY

*Commission expires* 12-5-79 *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.....

..... *Notary Public*

*Commission expires* .....

Mail Quinn Stanfield
C/o Equitable Abstract, 3726 Sharondale Dr
Nash. Tenn 37216

**WARRANTY DEED**

FROM

DAVID EUGENE BAKER, ET UX

TO

GARRY G. VAUGHN, ET UX

AVONDA K. VAUGHN

MAY 19 77 CONV 27,100.00
MAY 19 77 S'TAX B* 70.46
MAY 19 77 PR'FEE B* .50
MAY 19 77 W'DEED B* 4.00 * 74.96

E 04570

IDENTIF. REFERENCE

MAY 19 11 35 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS