This Form furnished by Attorneys Title Company, Inc.

BOOK 5297 PAGE 709

Form No. WD-2

FROM
James D. Simmons, Sr. and
James D. Simmons, Jr.

TO
William O. Vaughan and wife,
Georgina W. Vaughan

For draftsman's use

Prepared by:

Paul G. Blankenship
Attorney-at-Law
3311 Gallatin Road
Nashville, Tennessee 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Vaughan (NAME)	William O. Vaughan, et ux (NAME)	Map 62-13
4119 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	4119 Moss Rose Drive (STREET ADDRESS)	Parcel 88
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	15-DZ 35545

Map

E.7.0697.

(FOR REGISTER'S USE)

IDENTIF. REFERENCE 1

JUN 13 9 19 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 12,500.00 John T. Blankenship
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 78

Paul G. Blankenship
Notary Public

MY COMMISSION EXPIRES: August 6, 1980

(AFFIX SEAL)

PAUL G. BLANKENSHIP NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of $12,500.00

Twelve Thousand Five Hundred and 00/100 ($12,500.00) DOLLARS

Of which Ten Thousand Five Hundred and 00/100 ($10,500.00) has been paid in cash by the Grantees, the receipt of which is hereby acknowledged by the Grantors, and for the remainder of $2,000.00 William O. Vaughan and wife, Georgina W. Vaughan have executed a lien note in the principal sum of $2,000.00 payable to James D. Simmons, Sr. and James D. Simmons, Jr. on the 7th day of September, 1978 along with interest at the rate of 8-1/2% per annum. A vendor's lien is hereby retained on the real property described in this instrument to secure the payment of said note.
We, James D. Simmons, Sr. and James D. Simmons, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said

William E. Vaughan and wife, Georgina W. Vaughan

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 part of the Lot No. 22 on the George I, Waddey Subdivision, of the W. N. Morgan 18.25 acre tract, of record in Book 843, page 101, Register's Office for said County, as follows:

BEGINNING at a point in the westerly margin of Claypool Street. now Moss Rose Drive, 10 feet South of the corner of Lots Nos. 22 and 26-A; thence westerly 147 feet, more or less, to the southwest corner of Lot No. 26-A; thence westerly with the northerly line of Lot No. 22, 146.8 feet to the northeast corner of Lot No. 11; thence with the line between lots Nos. 11 and 22 southerly 100 feet to the corner of Lot No. 21; thence with the line between Lots Nos. 21 and 22, easterly 250 feet to the West margin of Claypool Street; thence with the margin of the same, mortherly 94 feet to the beginning.

BEING the same property conveyed to James D. Simmons, Jr. and James D. Simmons, Sr. by deed from Silas Austin Pate and wife, Joyce W. Pate, of record in Book 4559, page 906, Register's Office for Davidson County, Tennessee.

JUN 13 CONV 12,500.00
JUN 13 S'TAX B* 32.50
JUN 13 PR'FEE B* .50
JUN 13 W'DEED B* 4.00 * 37.00

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WD-2

This is unimproved ( ) improved (X) property, known as 4119 Moss Rose Drive (House Number) (Street) Nashville, Tennessee 37216 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William O. Vaughan and wife, Gerogina W. Vaughan their heirs and assigns, forever.

And we do covenant with the said William O. Vaughan and wife, Georgina W. Vaughan 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.

And We, James D. Simmons, Jr. and James D. Simmons, Sr. do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said William O. Vaughan and wife, Georgina W. Vaughan heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 9th day of June 19 78

We, William O. Vaughan and wife, Georgina W. Vaughn join in this instrument to acknowledge the execution of a real estate lien note in the Pricipal amount of $2,000.00

James D. Simmons, Jr.

James D. Simmons, Sr.

William O. Vaughan

Georgina W. Vaughan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named James D. Simmons, Jr. and James D. Simmons, Sr. and William O. Vaughan and wife, Gerogina W. Vaughan the bargainors, 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 9th day of June, 19 78.

Paul G. Blankenship, Notary Public

PAUL G. BLANKENSHIP NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires August 6, 1980

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 .....