This Instrument prepared by:

This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5306 PAGE 848

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mary L. Vaughn	The Chamberlain Company	Map 50-14
(NAME)	(NAME)	
3219 Spears Rd.	P. O. Box 8254	Parcel 112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN.	Chattanooga, Tennessee 37411	
(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 by Mary L. Vaughn and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Calvin S. Duke and wife, Edith H. Duke

have this day bargained and sold, and do hereby transfer and convey unto the said Mary L. Vaughn

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 390 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, page 5, Register's Office for said County.
Said Lot No. 390 fronts 75.0 feet on the northerly side of Spears Road and extends back between parallel lines, 150.0 feet to a dead line on which it measures 75.0 feet.

Being the same property conveyed to Calvin S. Duke and wife, Edith H. Duke by deed from Lewis E. Gaines, Trustee, of record in Book 3827, page 378, Register's Office for said County, included in the above description but excluded therefrom is property sold to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4789, page 644, said Register's Office.

This conveyance is subject to an anchor easement, 30-foot minimum building setback line from Spears Road and conditions of owner's certificate, of record in Book 3300, page 5, said Register's Office, and restrictive covenants of record in Book 3249, page 345, as amended in Book 3309, page 615, and amended of record in Book 3616, page 269, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 39,000.00

Subscribed and sworn to before me, this the 30th day of June 19 78

Affiant Mary L. Vaughn

My commission expires: 1-13-82 (Affix Seal)

Notary Public Doris E. Moore

This is unimproved ( ) improved (X) property, known as 3219 Spears Road (House Number) Nashville, Tennessee (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

Mary L. Vaughn,

her *(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 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mary L. Vaughn,

her

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

Witness our hand s this 30th day of June, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Calvin S. Duke

Calvin S. Duke

Edith H. Duke

Edith H. Duke

This Instrument prepared by:

BOOK 5306 PAGE 849

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Calvin S. Duke and wife, Edith H. Duke

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* 30th *day of* June, *19*78.

Doris E. Moran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 1-18-82

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 .....

JUL-3 78	CONV	39,000.00			
JUL-3 78	S'TAX		B*	101.40	
JUL-3 78	PB'FEE		B*	.50	
JUL-3 78	W'DEED		B*	4.00	* 105.90

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
A-2 3476

WARRANTY DEED

FROM Calvin S. Duke et ux

TO Mary L. Vaughn

E 7.4.7.18

IDENTIF. REFERENCE

JUL 3 3 34 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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