FORM NO. WD-1

BOOK 5319 PAGE 57

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1978.

Notary Public

MY COMMISSION EXPIRES: Com. Exp. 1-10-80

(AFFIX SEAL)

This Instrument Was Prepared By
NNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude M. Carrell (NAME)	Fidelity Federal (NAME)	105-11
1909 Bransford Ave (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 246 Js
Nashville Tenn 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Jimmie Reece Vaughan and wife, Maggie B. Vaughan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude M. Carrell, and Wife Lula Mai Carrell

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 a lot on the westerly side of Bransford, formerly Morton, Avenue, described as follows:

Beginning at a point 335 feet, more or less, south of the southwest corner of Wedgewood Avenue and Bransford, formerly Morton, Avenue, said point being the southeast corner of a tract of land conveyed to Frank St. Charles and wife, by deed of record in Book 841, page 196, Register's Office fir said County; thence westwardly, with the northerly margin of a 15 foot alley shown on the plan of Vine Hill, as of record in Book 161, page 12, Register's Office for said County, 168 feet to a point; thence north 2-1/2° east 50 feet to a stake; thence south 87-1/2° east 168 feet, (FM 153.8') to the westerly margin of Bransford, formerly Morton, Avenue; thence southwardly with the westerly margin of said Avenue, 50 feet to the point of beginning.

Being the same property conveyed to Jimmie Reece Vaughan and wife, Maggie B. Vaughan by deed from Robert Thomas Ayers, Jr., of record in Book 4109, page 278, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 1909 Bransford Avenue Nashville, Tenn
(House Number) (Street) (P. O. Address) (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 our hand, s this 28 day of July, 1978

Jimmie Reece Vaughan
Jimmie Reece Vaughan

Maggie B. Vaughan
Maggie B. Vaughan

STATE OF TENNESSEE
Davidson County

BOOK 5319 PAGE 58

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Jimmie Reece Vaughan and wife, Maggie B. Vaughan

the 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 28 day of July 19 78

Commission expires My Commission Expires [illegible] 1980

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

113091-0

WARRANTY DEED

FROM

Jimmie Reece Vaughan et ux

Maggie B. Vaughan

TO

Claude M. Carrell

FIDELITY AID OF NASHVILLE LOAN ASSN.

E 8 0 1 4 9

IDENTIF. REFERENCE

AUG 1 2 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-1 78	CONV	19,500.00			
AUG-1 78 S'TAX			B*	50.70	
AUG-1 78 PR'FEE			B*	.50	
AUG-1 78	W'DEED		B*	4.00	* 55.20