This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES C. BURNETTE ET UX

WILLOW W. BURNETTE

TO

RONALD W. VAUGHN

For draftsman's use

BOOK 5422 PAGE 419

PREPARED BY:

John G. Doak, Attorney
2525 Lebanon Road
Nashville, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Vaughn (NAME)	First Tennessee Bank, N.A., Memphis (NAME)	61-16
1245 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	Par 188
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F-24578

IDENTIF. REFERENCE

APR 17 1 45 PM '79

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,011.07 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1979.

Notary Public.

MY COMMISSION EXPIRES: 1-31-81

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated April 7, 1978, of record in Book 5271, page 889, Register's Office for Davidson County, Tennessee.

JAMES C. BURNETTE AND WIFE, WILLOW W. BURNETTE have bargained and sold, and by these presents do transfer and convey unto the said RONALD W. VAUGHN 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 Lots Nos. 47 and 48, Block "C" on the plan of Re-subdivision of Sunnymeade, Unit No. 1, Subdivision of Sunnymeade, Unit No. 2 of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 47 and 48 front together 100 feet on the northeasterly margin of Ardee Avenue and extends back 307.3 feet on the southeasterly line and 302.2 feet on the northwesterly line to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to James C. Burnette and wife, Willow W. Burnette by deed from Robert D. Ogg and Fay P. Ogg and Jon Muchael Ogg and wife, Pat S. Ogg of record in Book 5271, page 887, Register's Office for Davidson County, Tennessee.

Grantors further transfer and convey unto grantees the funds held in escorw and do hereby authorize First Tennessee Bank, N.A., Memphis to transfer the existing insurance on the premises to grantees.

04/17 35.00

6563

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WD-2

This is ( ) unimproved ( ) improved (X) property, known as 1245 Ardee Avenue, Nashville, Tennessee 37216
(House Number) (Street) 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 grantees 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.

And we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12th day of April, 1979

James C. Burnette
JAMES C. BURNETTE

Willow W. Burnette
WILLOW W. BURNETTE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Burnette and wife, Willow W. Burnette 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 12th day of April, 1979

Terry F. Christison, Notary Public.

Commission expires 1-31-81

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 .....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35011.07- CO	
			91.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	95.50-
6563A	04/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2 4 5 7 8

IDENTIFICATION REFERENCE

APR 17 1 45 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 677892