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

WARRANTY DEED

BOOK 5526 PAGE 364

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John B. Vaughn and wife, Eva	Third National Mortgage Company	73-10-34
N. Vaughn (NAME) ~~Lot 54, McGinnis Drive~~ 858 BRUFIELD DRIVE	(NAME) P. O. Box 2628	
ANTIOCH ~~Nashville~~, Tennessee 37216	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by John B. Vaughn and wife, Eva N. Vaughn and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

J & G Construction Company, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said John B. Vaughn and wife, Eva N. Vaughn *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 54 on the Plan of Moss Rose Estates, as of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee.
Said Lot No. 54 fronts 75 feet on the south side of McGinnis Drive and extends back 149.79 feet on the west line and 140.66 feet on the east line to a dead line measuring 75.55 feet thereon.

Being part of the property conveyed to J & G Construction Company, Inc., by deed from Margie L. Williams, of record in Book 5300, page 403, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, 30-foot minimum building setback line from McGinnis Drive, and conditions of Owner's Certificate of record in Book 4860, page 112, said Register's Office; and restrictive covenants of record in Book 5039, page 359, as amended in Book 5138, page 645, and in Book 5311, page 345, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,500.00

Subscribed and sworn to before me, this the 5th day of Nov. 19 79

Affiant John B. Vaughn

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ernest

unimproved ( )
This is improved (X) property, known as Lot 54, McGinnis Drive, Nashville, Tennessee 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

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.

Whenever 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 hands this 5th *day of* November, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J & G CONSTRUCTION COMPANY, INC.

Robert E. Lee Pres.

By: Robert E. Lee, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5526 PAGE 365

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary Ensey, *a Notary Public of the State and County aforesaid, personally appeared* Robert E. Lee, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* J & G Construction Company, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 5th *day of* November, *19* 79

Mary Ensey *Notary Public*

Commission expires 4/21/80

4077

23245

WARRANTY DEED

FROM

J & G Construction Company, Inc.

TO

John B. Vaughn and wife,
Eva N. Vaughn

6-23757

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

E 62120

IDENTIF. REFERENCE

Nov 7 9 50 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5526 PAGE 366

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56500.00- CO	
			146.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 153.40-	
4077A11/07/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.62120

IDENTIF. REFERENCE T

Nov 7 9 50 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 724016