WARRANTY DEED

BOOK 5590 PAGE 84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,951.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April 19 80

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM J. VAUGHN (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	85-7
3125 STAFFORD DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 14569 (STREET ADDRESS)	PAR. 39
NASHVILLE, TN. 37214 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (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, CLYDE POWERS, JR. AND WIFE, JANET T. POWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM J. VAUGHN AND WIFE, JEANNE R. VAUGHN

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:

BEING LOT NO. 195 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, SECTION IV, AS OF RECORD IN BOOK 2900, PAGES 83 AND 84, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 195 FRONTS 86.87 FEET ON THE NORTHEASTERLY SIDE OF STAFFORD DRIVE AND RUNS BACK BETWEEN LINES 235.13 FEET ON THE SOUTHEASTERLY LINE AND 242 FEET ON THE NORTHWESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 117.67 FEET.

BEING THE SAME PROPERTY CONVEYED TO CLYDE POWERS, JR. AND WIFE, JANET T. POWERS BY DEED FROM BETTY WILLIAMS ROOF (NOW BROOKS) AND HUSBAND JAMES D. BROOKS, JR. AS OF RECORD IN BOOK 5300, PAGE 640, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5300, PAGE 642, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is improved (X) unimproved ( ) property, known as 3125 STAFFORD DRIVE, NASHVILLE, TENNESSEE 37214
(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** 11TH **day of** APRIL, **19** 80

CLYDE POWERS, JR.

JANET T. POWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5590 PAGE 85

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CLYDE POWERS, JR. AND WIFE, JANET T. POWERS

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, TN. this 1st day of APRIL, 1980

Commission Expires 11-12-80

Notary Public.

STATE OF
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 purpose 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

F-84787

3136 04/14 144.30- CHECK

IDENTIF. REFERENCE

APR 14 9 06 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
William G. Trabue
P. O. Box 140855
Nashville, Tenn. 37214

WARRANTY DEED

FROM
CLYDE POWERS, JR. ET UX

TO
WILLIAM JOSEPH VAUGHN ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

Return to:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5590 PAGE 86

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

52951.00- CO
137.50 CO TX
.50 PRFEE
6.00 MDEED
CHECK 144.30-
3136A04/14/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F84787

REGISTER OF DEEDS

APR 14 9 06 AM '80

DAVIDSON COUNTY, TENNESSEE

No. 752055