SEND TAX BILLS TO:

Robert Hailey
230 Thompson Lane
Nashville, Tenn. 37211

MAP 95 GROUP 68 PARCEL 14

IMPROVED X UNIMPROVED ___

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY OTHERS BY:

WILLIAM E. FARMER
ATTORNEY AT LAW
104 WEST MAIN ST.
LEBANON, TN 37087

BOOK 5884 PAGE 284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty-Eight Thousand ($38,000.00) Dollars to be paid as follows: The sum of Eight Thousand and no/100 ($8,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and the delivery of a note payable to said Grantor in the amount of Thirty Thousand Thousand and no/100 ($30,000.00) Dollars secured by a Deed of Trust of even date as shown of record in the Register's Office of Davidson County, Tennessee, I, OTTIE LANIUS VAUGHN, a widow, have this day bargained and sold, and by these presents do hereby transfer and convey unto ROBERT A. HAILEY, a single person, his heirs and assigns, the following described tract or parcel of land, more particularly described as follows:

BEING Lot Number 173, Section 3 on the plan of Eva-Mor Heights subdivision as shown of record in Book 1835, Page 92, Register's Office of Davidson County, Tennessee.

Said Lot 173 fronts 88.0 feet on the easterly margin of McGavock Pike and runs back on the southerly line 173.0 feet and 160.0 feet on the northerly line to a dead line in the rear whereon it measures 89.0 feet.

BEING the same property conveyed to Ottis Lanius Vaughn by quit-claim deed recorded on October 17, 1979 at 11:46 a.m. from Evelyn Garrott as shown of record in Book 5515, Page 403, Register's Office of Davidson County, Tennessee. Also being the same property wherein a life estate was vested in the said Ottie Lanius Vaughn by the Probate Court of Davidson County, Tennessee as shown of record in Deed Book 5387, Page 165, Register's Office of Davidson County, Tennessee. And being the same property conveyed to William McKinley Vaughn by deed from James Randall Warrick and wife, Janet Katherine Warrick, of record in Book 4973, Page 988, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with any and all appurtenances, improvements, estate, title and interest thereunt belonging unto the said ROBERT A. HAILEY, his heirs and assigns, in fee simple, forever.

I COVENANT that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same; that the same is free, clear and unencumbered, except at noted herein; and that I will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever. BOOK 5634 PAGE 295

The parties agree to the following covenants which are binding between them, but do not run with the land: The parties agree that window air conditioning unit and all carpets will remain and that the electrical, plumbing, and heating fixtures are to be in good working order at date of deed. The said property is taken subject to the rights of anyone in possession. Rents become the property of the Grantee and shall be prorated as of date of deed.

POSSESSION shall be granted with the date of this deed.

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of August, 1980.

Ottie Lanius Vaughn
OTTIE LANIUS VAUGHN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the underisgned authority, a Notary Public in and for said State and County, the within named Bargainor, OTTIE LANIUS VAUGHN, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee on this 6th day of August, 1980.

WILLIAM E. FARMER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W. E. Farmer
NOTARY PUBLIC

Commission Expires: 4/16/83

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer or value of property, whichever is greater, is $38,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Robt A. Haley
AFFIANT

Sworn to and subscribed to before me this 6th day of August 1980.

W. E. Farmer
NOTARY PUBLIC

Commission Expires: 4/16/83

WILLIAM E. FARMER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. REFERENCE

AUG 7 10 07 AM 80

FILED

601320

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5634 PAGE 298

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
			38000.00- CO	
			98.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 105.30-	
			4264A08/07/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 1-3 2 0

IDENTIF. REFERENCE

AUG 7 10 07 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 772395