THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 320 GALLATIN ROAD, MADISON, TENN. 37115

WARRANTY DEED

BOOK 5643 PAGE 780

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MAGGIE VAUGHT &REITA FOSTER	Same	71-16-45
(NAME)	(NAME)	
1307 JONES AVENUE		12DA-44780
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN.		
(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 the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, MARTHA D. MERRYMAN TRUE, a widow, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said MAGGIE VAUGHT AND REITA FOSTER

the Grantees herein, their ~~XXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of A. B. Spann's Subdivision of the Lishey Garden, as of record in Book 161, page 116, said Register's Office.

BEGINNING in the East margin of Jones Avenue at the Southwest corner of the property conveyed in Book 1644, page 60, said Register's Office, thence with Grammer's South line, eastwardly 150 feet, thence southwardly 50 feet, thence westerly 150 feet to said margin of Jones Avenue, thence with Jones Avenue, Northwardly 50 feet to the point of beginning.

BEING the same property conveyed to MARTHA D. MERRYMAN (now True), by deed from GEORGE A. EWING and wife, ELSIE S. EWING, of record in Book 2343, page 454, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,000.00

Subscribed and sworn to before me, this the 27 day of August, 19 80

Affiant Mrs. Maggie Vaught

My commission expires 4-22-84 (Affix Seal)

Notary Public U.C. Dillon

This is improved (✓) unimproved ( ) property, known as 1307 Jones Avenue, Nashville, Tennessee 37207
(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 my 27th *day of* August *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martha D. Merryman True
(Martha D. Merryman True)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5643 PAGE 781

Personally appeared before me, the undersigned
for said County and State, Martha D. Merryman True, a widow *a Notary Public in and*
the within-named bargainor, with whom I am personally acquainted, and who acknowledged that she
exepaled the within instrument for the purposes therein contained.

Witness my hand and official seal at
this day of August, *19* 80 *Tennessee,*

Commission expires April 22, 1984 A. C. Blow *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me,
County aforesaid, personally appeared, a Notary Public of the State and
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*

Commission expires *Notary Public*

8724 03/03 48.10- CHECK

WARRANTY DEED

FROM
Martha D. Merryman True
TO
Maggie Vaught & Reita Foster

G04898

IDENTIF. REFERENCE

AUG 28 2 54 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ ~~BOOK~~ 5643 ~~PAGE~~ 782

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
			16000.00- CO	
			41.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.10-
8724A08/28/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G048996

IDENTIF. REFERENCE T

AUG 28 2 5 PM '80

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TENN.

No. 776701