B048

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard R. Oldham & Wife, Susan E. Oldham (NAME)	Commerce Union Bank (NAME)	144-2-19
1128 Crater Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	FH-7820
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and ($10.00) no/100---------- DOLLARS

Cash in hand paid by the Grantee(s) herein and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, William O. Vaughan Jr. and wife, Marene R. Vaughan,

have bargained and sold, and by these presents do transfer and convey unto the said Richard R. Oldham and wife, Susan E. Oldham

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 70 on the plan of Chickering Hills, Section Three, of record in Book 2663, page 17, Register's Office for said County.

SAID Lot No. 70 fronts 304.3 feet on the easterly margin of Crater Hill Drive and extends back 485.0 feet on the northerly line and 304.5 feet on the southerly line to a dead line in the rear, measuring 353.90 feet thereon.

BEING the same property conveyed to William O. Vaughan Jr. and wife, Marene R. Vaughan by deed from Cornelia Stevens Cargile, an unmarried person, of record in Book 4937, page 367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the proration of 1985 taxes, easements, setback lines and sewer easement of record in Book 5391, page 645, Register's Office for Davidson County, Tennessee.

1.7.6.3.0.0 T IDENTIF. REFERENCE

JAN 11 11 26 AM '85 FELIX A. NILSON III REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1128 Crater Hill Drive (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

CHECK

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.

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.

01/11 872 50

Witness our hands this 9th day of January, 19 85.

William O. Vaughan Jr. — Marene R. Vaughan

2964

BOOK 6473 PAGE 42

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marene R. Vaughan, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 19 85.

My commission expires 7/18/87 Notary Public Kimberly A Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William O. Vaughan, Jr. the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 1985.

My commission expires:

7/18/87

Kimberly A Hudson
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 335,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert R. Oldham

Sworn to and subscribed before me
this 10th day of January, 19 85.

My commission expires 1-18-87 Notary Public Sandra L. Pleuckhan

This instrument was prepared by:

William T. Bozeman, Attorney 344 4th Avenue North Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM William O. Vaughan, Jr et ux

TO Richard R. Oldham et ux

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TICOR TITLE INSURANCE COMPANY
Return: Wilkins + Bozeman Attys

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

RECEIVED OF _____

FOR _____

BOOK 6473 PAGE 43

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

335000.00- CAMT.
871.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 877.50-
2964A01/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 7: 6: 3 0 0

IDENTIF. REFERENCE

JAN 11 11 26 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100598