File #1

WARRANTY DEED

BOOK 6551 PAGE 370

FROM: David R. Vaughan and wife, Nancy F. Vaughan, Grantor

TO: Perry Sanders and John Kirby, Grantees

This instrument was prepared by:
Julian L. Bibb
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: 629 PARK BLVD BATON ROUGE, LA. 70806

Send Tax Bills To: same

Map-Parcel Numbers: 104-4-63

Field Book Numbers: 10W-6590

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Eight Thousand Five Hundred Dollars ($38,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of May, 1985.

Vicki J. Cason
Notary Public

My Commission Expires: July 18, 1987

FOR AND IN CONSIDERATION OF the sum of Thirty-Eight Thousand Five Hundred Dollars ($38,500.00), the receipt and sufficiency of which are hereby acknowledged, David R. Vaughan and wife, Nancy F. Vaughan, Grantor has bargained and sold, and by these presents does transfer and convey unto the said Perry Sanders and John Kirby, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 155, in O. B. Hayes' Plan of Small lots, as of record in Plan Book 1, page 81, of the Chancery Court at Nashville.

Said Lot No. 155 fronts 50 feet on the westerly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet more or less, to an alley.

INCLUDED IN THE ABOVE-DESCRIBED REAL PROPERTY DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT CERTAIN PROPERTY DESCRIBED ON EXHIBIT A HERETO, WHICH SHALL BE RETAINED BY GRANTOR, THEIR SUCCESSORS AND ASSIGNS, AS AN INGRESS

AND EGRESS EASEMENT ACROSS THE PROPERTY DESCRIBED ABOVE FOR THE BENEFIT OF THE PROPERTY DESCRIBED ON EXHIBIT B.

Being part of the same property conveyed to David Vaughan, by Trustee's Deed from A. Stuart Campbell, Trustee, of record in Book 6470, page 77, Register's Office for Davidson County, Tennessee.

This is improved property, known as 915 Eighteenth Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes which have been prorated and will be paid by Grantees.

2. The easement granted herein and retained by Grantor, as described on Exhibit A, across the property conveyed hereby for the benefit of the property described on Exhibit B.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantors, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 14th day of March, 1985.

DAVID R. VAUGHAN

NANCY F. VAUGHAN

STATE OF Georgia)
COUNTY OF DeKalb)

Personally appeared before me, Donna J. Smith, a Notary Public of said County and State, DAVID R. VAUGHAN, 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 Atlanta, Georgia, this 14th day of March, 1985.

Donna J. Smith
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires: My Commission Expires June 6, 1988.

STATE OF Georgia)
COUNTY OF DeKalb)

Personally appeared before me, Donna J. Smith, a Notary Public of said County and State, NANCY F. VAUGHAN, 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 Atlanta, Georgia, this 14th day of March, 1985.

Donna J. Smith
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires: My Commission Expires June 6, 1988.

JLB/2-21-85

EXHIBIT A

Ingress and Egress Easement

A ten foot wide strip of land beginning in the southeast corner of Lot 155 and running northwest horizonally across the Lot 155 to a point at which Lot 155 borders on lot 156.

EXHIBIT B

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the easterly 50 feet of the westerly 100 feet of Lots Nos. 156, 157, and 158 on the Map of O. B. Hayes' Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said part of Lots Nos. 156, 157, and 158 fronts 50 feet on the northerly side of Grand Avenue and runs back between parallel lines 150 feet to the southerly line of Lot No. 155.

Being part of the same property conveyed to David Vaughan, by Trustee's Deed from A. Stuart Campbell, Trustee, of record in Book 6470, page 77, Register's Office for Davidson County, Tennessee.

J 0 6 3 0 3
T
IDENTIF. REFERENCE
MAY 20 3 55 PM '86
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6561 PAGE 325

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

38500.00- CAMT.
100.10 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 115.60-
9852405/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 3 0 3

T. IDENTIF. REFERENCE

MAY 20 3 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 136488