PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

Dog 21

WARRANTY DEED

BOOK 8825 PAGE 239

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John A. Vaughn, et al 166 Roberta Drive Hendersonville, TN 37075	Same	Map 118-7 Parcel 192

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Myrtle Vaughn Sellers, formerly Myrtle Vaughn, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto John A. Vaughn, Ileta V. Roberson, Helen V. Stone, and Lola V. Baker, each a 1/4 interest, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 26 of Block "E" on the map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 26 runs 60 feet on the westerly side of Dogwood Place and runs back between lines 117.8 feet more or less on the northerly line and 127.6 feet on the southerly line to a dead line in the rear which is a broken line where it runs 88 feet.
>
> Being the same property conveyed to Myrtle Vaughn, now Myrtle Vaughn Sellers, by deed of record in Book 2339, page 506, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2817 Dogwood Place, Nashville, TN 37204.

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 I do covenant with the said grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 29th day of July, 1985.

Myrtle Vaughn Sellers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Myrtle Vaughn Sellers, formerly Myrtle Vaughn, the within

08/07 110.50- CHECK

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named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 1985.

Shannon M. Keegan
Notary Public
My Commission expires: 5/13/89

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.

John A. Vaughn
Affiant

Sworn to and subscribed before me this 29th day of July, 1985.

Shannon M. Keegan
Notary Public
My Commission expires: 5/13/89

2.6.8.7.6.

IDENTIFICATION REFERENCE

AUG 7 3 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6627 PAGE 241

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
5345A08/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 8 7 6

IDENTIFICATION REFERENCE

AUG 7 3 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161357