WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6719 PAGE 7

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIE MAIE MCGUIRE (NAME)	Mrs. J.H. Vaughan (NAME)	Map 119-05
225 Lutie Street (STREET ADDRESS OR ROUTE NUMBER)	3120 Kinross Ave (STREET ADDRESS)	Parcel 285
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nash. Tn. 37211 (CITY) (STATE) (ZIP)	FB #6DA-14151

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ALLA W. VAUGHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIE MAIE MCGUIRE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 62 and the westerly part of Lot 63 on the Plan of the re-subdivision of Lots Nos. 4 to 9, inclusive, in Block 27, and Lots 2, 3, 5, and 6 in Block 26 and Blocks 23 and 24, Cumberland Nurseries, as of record in Plat Book 161, page 139, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 62 and part of Lot No. 63 adjoin and front together 85 feet on the southerly side of Lutie Street and run back between parallel lines 179 feet to an alley.

Being the same property conveyed to Jack H. Vaughan and wife, Alla W. Vaughan by deed from Sarah Fly Baker of record in Book 4228, page 643, said Register's Office, the said Jack H. Vaughan having since died.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 161, page 139, said Register's Office.

56386

IDENTIFICATION REFERENCE

Nov 27 8 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 225 Lutie Street, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of November, 1985

Alla W. Vaughan
ALLA W. VAUGHAN

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLA W. 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 Brentwood, Tennessee this 20th day of November, 1985.

My commission expires 4-19-87 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Willie Maie McGuire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 1985.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM

ALLA W. VAUGHAN

TO

WILLIE MAIE MCGUIRE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

6719

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			1750.00- CAPT.	
			45.00 CSTAX	
			.50 PREE	
			6.00 MORT R	
			CHECK	52.00-
0740A		11/27/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

563866

IDENTIFICATION REFERENCE

Nov 27 8 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195851