60436

This Instrument Prepared by: W.P.Ortale, Atty. 22nd Floor - L & C Tower, NashvilleTN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
106-5-61 106-5-62	Charles D. Vaughan, et al	Charles D. Vaughan 601 Hagan Street Nashville, TN 37203
FIELD BOOK NUMBER(S) 6DA-3854 6DA-3875	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6886 PAGE 542

J. R. VAUGHAN and wife, MAGGIE V. VAUGHAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES VAUGHAN, JIMMIE SUE BOYCE and MATTIE P.HASSELL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

10504

IDENTIFICATION REFERENCE

JUN 13 1 39 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of May, 1986.

J. R. Vaughan

Maggie V. Vaughan

J. R. Vaughan

Maggie V. Vaughan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. R. Vaughan and wife, Maggie V. Vaughan the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 12 day of May, 1986.

Notary Public

My commission expires: 11-12-89

STATE OF ~~TENNESSEE~~ [illegible]
COUNTY OF Davidson

Before me, Sherry L. Norman, a Notary Public in and for the State and County aforesaid, personally appeared the within named J R Vaughan + wife Maggie V. Vaughan the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 12 day of May, 1986.

Notary Public

My commission expires: 11-12-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May 1986

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

J. R. VAUGHAN AND WIFE

TO

CHARLES VAUGHAN, JIMMIE SUE BOYCE and MATTIE P. HASSELL

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

Notary Public

My commission expires:

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract No. I: Being Lot No. 16 on the Map of Saxon's Subdivision of the W. L. Nance Lands, not of record, and described as follows:

BEGINNING at a point in the easterly margin of Paris Avenue, the common corner of Lots 15 and 16; thence with the margin of said Avenue, northerly 50 feet to the corner of Lots 16 and 17; thence easterly with the line between said Lots, 175 feet to the westerly line of the Stephens property; thence with said line, southerly 50 feet to the common corner of Lots 15 and 16; thence with the line between said lots, westerly 175 feet to the beginning.

Being the same property conveyed to J. R. Vaughan and wife,Maggie V. Vaughan, by deed from Lonnie Fussell and wife, Sybil Fussell, as of record in Book 2446, page 215.

Tract No. II: Being Lot No. 17 of Saxon's Addition which was formerly the subdivision of the W. L. Nance Lands, Lots 3 and 4 in the Sixth, formerly Ninth Civil District of said County, a plan of which subdivision is recorded in Plan Book 2, page 327, in the Chancery Court of said County, described as follows:

BEGINNING at a point in the easterly margin of Paris Avenue and running in an easterly direction 175 feet to a point in the westerly margin of the Stephens Property; thence at right angles to the right running in a southerly direction with the westerly boundary line; thence at right angles to the right in a westerly direction 175 feet to a point in the easterly margin of Paris Avenue; thence in a northerly direction with the easterly margin of Paris Avenue 50 feet to the beginning. Which said lot fronts 50 feet on the easterly margin of Paris Avenue and runs back between parallel lines 175 feet to the Stephens property and being bounded on the south by Lot No. 16 and on the North by Lot No. 18 of Saxon's Addition.

Being the same property conveyed to J. R.Vaughn and wife, Maggie V. Vaughn, by deed from J. D. Saxon and wife, Sarah W. Saxon, as of record in Book 1389, page 581, Register's Office for said County.

The said J. R. Vaughan and J. R. Vaughn being the one and same person.

This instrument prepared by W. P. Ortale, Attorney at Law, 23rd Floor - L & C Tower,Nashville, Tennessee upon information furnished by the parties herein.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6886 PAGE 545

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

50000.00- CAMT
130.00 CGTAX
.50 PRFE
9.00 MORT
CHECK 139.50-
5505A06/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504

IDENTIFICATION REFERENCE

Jun 13 1 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259088