BOOK 6888 PAGE 425

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Mrs. Maggie Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF June 19 86

Jerrell E. Cagle
Notary Public

MY COMMISSION EXPIRES: 10-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maggie Vaught (NAME)	Same (NAME)	MAP 105-10
822 Benton Ave. (STREET ADDRESS OR ROUTE NUMBER)	316 Deana Drive (STREET ADDRESS)	PARCEL 148
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	Madison Tenn (CITY) (STATE) (ZIP)	16W-17180

FOR AND 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, WE, Lloyd E. Moore, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maggie Vaught

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

Being the westerly part of Lot No. 111 in the Waverly Land Company's Plan of lots called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, Described as follows:

Beginning at the northeast corner of Benton Avenue, formerly Harewood Avenue, and a 20-foot alley, and runs thence eastwardly with the north margin of said Benton Avenue, 60 feet; thence in a northerly direction 170 feet more or less to the southerly margin of an alley; thence westwardly with said alley 75 feet to the easterly margin of said first named 20-foot alley; thence southwardly with the easterly margin of said alley, 168.2 feet to the point of beginning.

Being the same property conveyed to Lloyd E. Moore, Executor by deed from Ann Drake Tipton of record in Will Book 153, page 69 #77597, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

1110

IDENTIFICATION REFERENCE

JUN 17 8 46 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 822 Benton Ave., Nashville, TN 37204 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 5th day of June, 19 86

Lloyd E. Moore, Executor

JERRELL E. CAGLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd E. Moore, Executor

or proved to me on the basis of satisfactory evidence

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 19 86

Commission expires 10-24-1988

Jerrell E. Cade
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) / (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Lloyd E. Moore, Executor

TO

Maggie Vaught

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
6190AC6/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I I O I

IDENTIF. REFERENCE

JUN 17 8 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259754