Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Shirley G. Vaughn	Shirley G. Vaughn	Map 26-7 Par. 116
103 Southampton Court Goodlettsville, Tn. 37072	Same	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, RANDALL PHILLIPS BUILDERS, INC., a Tennessee Corporation hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said SHIRLEY G. VAUGHN, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 194 on the Plan of Windsor Green, Phase 2, Section 1, of record in Plat Book 6250, page 989, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.
Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from F. Clay Bailey, Jr. of record in Book 6297, page 207, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantee, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State, County and City of Goodlettsville taxes, prorated between the parties and to be paid in full by the Grantor and (2) The Plan of record in Book 6250, page 989, said Register's Office.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the

title to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand on this the 24th day of August, 1987, the corporate party, if any having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANDALL PHILLIPS BUILDERS, INC., a Tennessee Corporation

BY: _____
C. WAYNE MEADOWS — Assistant Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. WAYNE MEADOWS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice-President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal this the 24th day of August, 1987.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,900.00.

Shirley Vaughn
Affiant

Sworn to and subscribed before me, this the 24th day of August, 1987.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

5 9 7 5 4

IDENTIFICATION REFERENCE

AUG 27 10 52 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7336 PAGE 752

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

83900.00- CANT.
234.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 241.42-
6243A08/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 9. 7. 5. 4.

IDENTIFICATION REFERENCE

AUG 27 10 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10060