BOOK D PAGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~87,961.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 89.

Notary Public

MY COMMISSION EXPIRES: ~~November 21, 1992~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lee E. Cranford P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky D. Bolden	New York Guardian Mortgagee	Map 162-5
(NAME) 309 Townes Drive	(NAME) P.O. Box 840	Parcel 248
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Hempstead, N.Y. 11551	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, George T. Vaughn, Jr. and wife, Elizabeth W. Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky D. Bolden and wife, Sandra R. Bolden

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:

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Hickory Valley, Section 3, as of record in Book 4460, page 86, said Register's Office, to which plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to George T. Vaughn, Jr. and wife, Elizabeth W. Vaughn by deed from Robert E. Potter, Jr. and wife, Kellye G. Potter of record in Book 6577, page 786, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7098, page 919 and assigned to City Fed Federal Savings Bank by instrument of record in Book 7098, Page 925 , Register's Office for Davidson County Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

17433

IDENTIFICATION REFERENCE

MAR 17 1 41 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING ON
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved (XX) unimproved ( ) property, known as 309 Townes Drive, Nashville, TN 37211
(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 their hands this 15th day of March, 1989

George T. Vaughn, Jr.

Elizabeth W. Vaughn

STATE OF TENNESSEE
Davidson County

BOOK 7795 PAGE 724

Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named George T. Vaughn, Jr. and wife, Elizabeth W. Vaughn

the bargainor~~s~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, Tennessee, this ~~15th~~ day of March 19 89.

Commission expires November 21, 1992

Lee E. Cranford
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

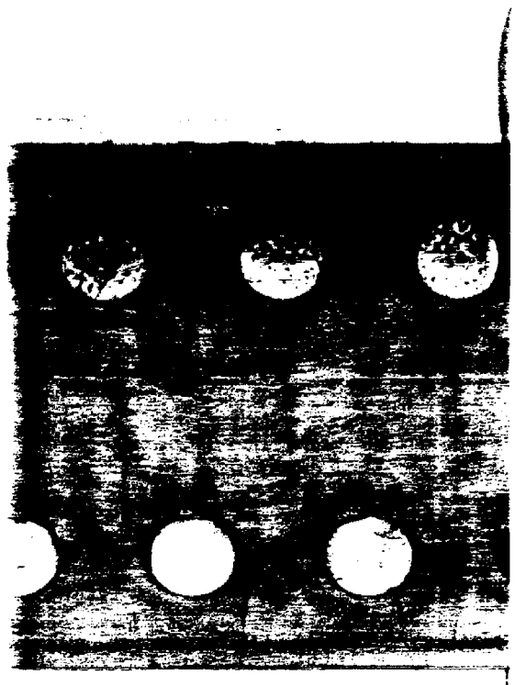
WARRANTY DEED

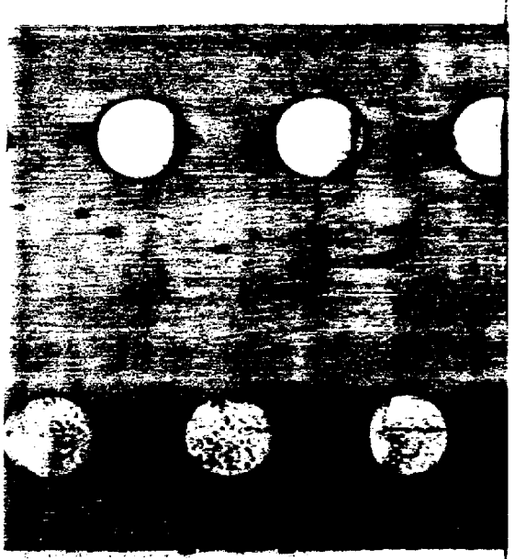
FROM
George T. Vaughn, Jr. and wife,
Elizabeth W. Vaughn

TO
Ricky D. Bolden and wife, Sandra
R. Bolden

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

88 03 17 0101 03CHECK 296.90





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

RECEIVED OF _____

FOR _____

BOOK 7795 PAGE 725

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

CAMT 87961.00
CON TX 290.40
~~PRFEE 0.50~~
~~MTGFEE 5.00~~
TOTAL 296.90
CHECK 296.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17433

IDENTIFI REFERENCE

Mar 17 1 43 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/17/89 01 13:45 0001 6888

No. 191407