Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

7343 10/20 0101 03CHECK 145.60

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Homer R. Wilburn 305 Trinity Rd Franklin Tn. 37064	Same as New Owner	Map 60-2 Parcel 103 12DZ 32920

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 which is hereby acknowledged, JOHN M. VAUGHN and wife, NANNETTE BIGGS VAUGHN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto HOMER R. WILBURN,hereinafter referred to as the "GRANTEE", his heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

BEING Lot No. 73 on the Plan of Section I, Parkwood Estates, of record in Book 2900, pages 119 and 120, Register's Office for said County.

SAID Lot No. 73 fronts 70 feet on the north side of Meadowside Lane and runs back 136.5 feet on the west line and 138.6 feet on the east line to a dead line which is a broken line on which it measures 70 feet.

BEING the same property conveyed to John M. Vaughn and wife, Nannette Biggs Vaughn, by deed from Davidson Associates Corporation of record in Book 3154, page 193, said Register's Office.

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, his heirs, representatives 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 to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County, which have been prorated and assumed by the GRANTEE herein.

2. Subject to Restrictive Covenants of record in Book 3136, page 52, Register's Office for Davidson County, Tennessee.

3. Subject to those matters as they may appear on the Plan of record in Book 2900, page 120, said Register's Office, which shows an owner's certificate, a 30-foot minimum buliding setback line from Meadowside Drive, a 10-foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 20-foot utility anchor easement located on the southwesterly corner of said lot.

And GRANTORS further covenant and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives

and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 18th day of OCTOBER, 1989.

John M. Vaughn
JOHN M. VAUGHN

Nannette Biggs Vaughn
NANNETTE BIGGS VAUGHN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. VAUGHN and wife, NANNETTE BIGGS VAUGHN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 18th day of OCTOBER, 1989.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE

My Commission Expires: 12/3/89

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 42,000.00.

Homer R. Wilburn
Affiant

Sworn to and subscribed before me, this the 18th day of OCTOBER, 1989.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE

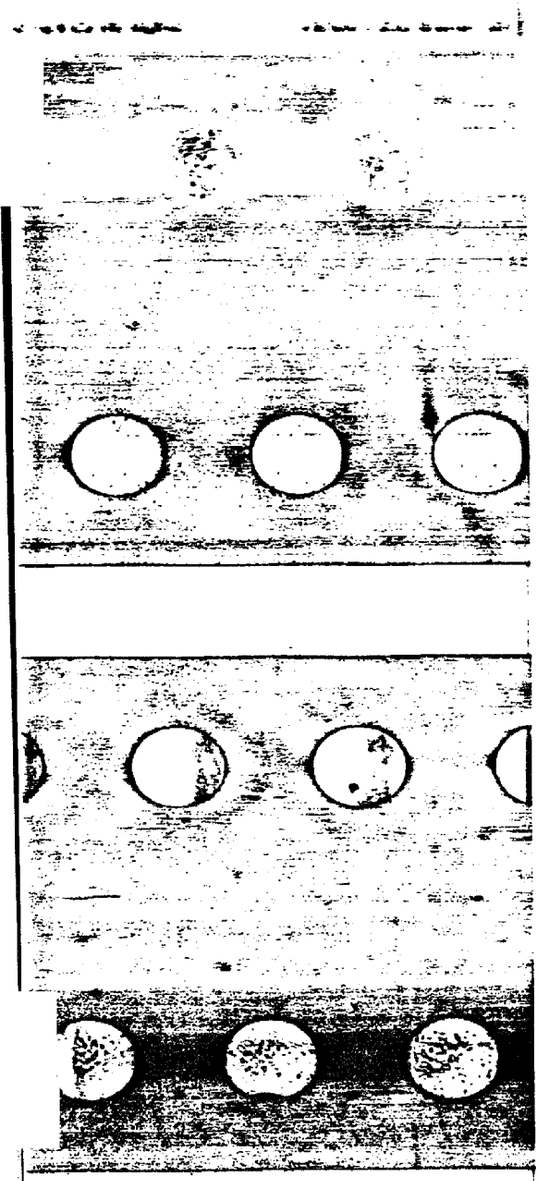
My Commission Expires: 12/3/89

75370

IDENTIF. TREFERENCE

Oct 20 9 42 AM '89

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK **7964** PAGE **410**

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 42000.00
				CON TX 138.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 145.60
				CHECK 145.60
			10/20/89 01	09:45 0001 7343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75370

IDENTIF. REFERENCE

OCT 20 9 42 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259483