STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,230.00

Gary Sadker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES: May 26, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Sadker (NAME)	Atlantic Financial Savings, F A (NAME)	MAP 51-12
413 Beech Avenue (ADDRESS)	P O Box 13367 (ADDRESS)	PAR 97
Madison, Tn. 37115 (CITY) (STATE) (ZIP)	Philadelphia, PA 19101 (CITY) (STATE) (ZIP)	

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, Alicia K. Vaughn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Sadker and wife, Jane Sadker

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 lying in Davidson County, Tennessee, being Lot No. 34 on the Plan of Montague Park, as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 137 1/2 feet on the northerly side of Beech Avenue and runs back 187 1/2 feet on the easterly line and 188 feet, more or less, on the westerly line with the east margin of a two foot strip marked "Reserved" to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Donald R. Vaughn, Jr. and wife, Alicia K. Vaughn by deed from Betty Ruth Smithson of record in Book 6341, page 401, Register's Office for Davidson County, Tennessee. The said Donald R. Vaughn, Jr. having conveyed his interest to Alicia K. Vaughn by deed of record in Book 7932, page 882, said Register's Office.

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

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 7655, page 901, Register's Office for Davidson County Tennessee. Said Deed of Trust subsequently assigned to Atlantic Financial Savings, F A of recrod in Book 7655, page 905, Register's office for Davidson County, Tennessee.

4740 07/30 0101 03CHECK 192.46

unimproved ( )
This is improved (X) property, known as 413 Beech Avenue, Madison, Tn. 37115
(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 26th day of July, 19 90

Alicia K. Vaughn

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 Alicia K. Vaughn, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 19 90

Commission expires May 26, 1993

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

45254

IDENTIFICATION

JUL 30 1 50 PM '90

WARRANTY DEED

FROM
Alicia K. Vaughn

TO
Gary Sadker and wife, Jane Sadker

RETURN TO:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8162 PAGE 975

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 56230.99
CON TX 185.46
PRFEE 1.00
WDEED 6.00
TOTAL 192.46
CHECK 192.46

07/30/90 01 13:54 0001 4740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45254

IDENTIFICATION REFERENCE

JUL 30 1 50 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 341513