Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

# WARRANTY DEED

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Paul M. Vaughn, et ux<br>117 Teresa Drive<br>Old Hickory, TN 37138 | Same as New Owner | Map 53-11<br>Parcel 9<br>Field Book LW 08940 |

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, CAROLINE C. WELKOM and CATHERINE C. KELLY, being all of the heirs-at-law and sole beneficiaries under the Last Will and Testament (not probated) of Edith R. Calkin, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto PAUL M. VAUGHN and wife, RUBY VAUGHN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron pin on the southerly margin of a thirty foot right of way 1036.4 feet more or less North 50 deg. 19' West from an iron pipe that marks the point of beginning of the tract of Elvin D. MacArthur and Olive M. MacArthur as shown on the "Map of MacArthur's farm near Old Hickory, Tennessee" prepared by S. M. McMurray Engineering Company dated April 15, 1942 and conveyed to the said Elvin D. MacArthur and Olive M. MacArthur by the Nashville Industrial Corporation by deed of February 15, 1941. From the point of beginning where the 30 foot right of way widens to 50 feet; thence at right angle South 39 deg 41' West 20 feet on an attached map of "Calkin Tract" dated July 24, 1942; thence along the southerly margin of a fifty foot right of way North 50 deg. 19' West 426.6 feet to an iron pin near a concrete monument at the rear of a golf course; thence along the southerly margin of a fifty foot right of way South 89 deg. 4 1/2' West 788.3 feet to an iron pin near a concrete monument; thence North 73 deg. 0' West 238.1 feet to an iron pin one foot more or less from the easterly edge of the masonry of the paving of a WPA ditch; thence with the meandering of said ditch and one foot easterly there from South 2 deg. 35' East 150 feet to a point; thence South 0 deg. 25' West 25 feet to a point; thence South 10 deg. 35' West 30 feet to a point; thence South 23 deg. 30' West 25 feet to a point; thence South 25 deg. 20' West 185 feet to a point; thence South 27 deg. 50' West 25 feet to a point; thence South 29 deg. 30' West 25 feet to a point; thence South 31 deg. 5' West 25 feet to a point; thence South 32 deg. 50' West 25 feet to a point; thence South 35 deg. 0' West 25 feet to a point; thence South 37 deg. 0' West 25 feet to a point; thence South 37 deg. 30' West 25 feet to a point; thence South 40 deg. 0' West 50 feet to a point; thence South 44 deg. 0' West 50 feet to a point ;thence South 47 deg. 0' West 50 feet to a point; thence South 50 deg. 0' West 88 feet to a point at approximately the center of a paved connecting WPA drainage ditch; thence along the center of the said WPA drainage ditch North 68 deg. 20' East approximately 784.5 feet to an iron pipe just beyond the curve of the WPA ditch and substantially in a straight line with the described center of the drainage ditch; thence approximately North 87 deg. 19' East 973.5 feet more or less; thence North 39 deg. 41' East 15 feet to a point of beginning and containing by planimeter 11.02 acres more or less.

The GRANTOR further conveys an easement for a right of way through, over and across and along the 50 foot right of way and the 30 foot right of way as set out in the deed from Nashville Industrial Corporation to Elvin D. MacArthur and wife, Olive M. MacArthur, dated February 15, 1941, also an easement for ingress and egress

through, over and across lot No. 26 as shown on the Subdivision of the Life and Casualty Insurance Company Property, as of record in Book 974, page 11, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to K. N. Calkin and wife, Edith Russ Calkin, by deed from Elvin D. MacArthur and wife, Olive M. MacArthur of record in Book 1238, page 277, Register's Office for Davidson County, Tennessee. K. N. Calkin is one and the same person as Kenneth N. Calkin. Edith Russ Calkin is one and the same person as Edith R. Calkin. And, the said Kenneth N. Calkin died on March 18, 1979, at which time said property became vested in his wife, Edith R. Calkin. And, the said Edith R. Calkin died on November 20, 1994, at which time the property became vested in Caroline C. Welkom and Catherine C. Kelly, heirs-at-law and sole beneficiaries under the Last Will and Testament (not probated) of Edith R. Calkin, deceased.

TRACT NO. 2: BEGINNING on a cross on the top of a one foot square Concrete Monument at the Southeast corner of Old Hickory Golf Course Land, the same being the southwest corner of The Life and Casualty Property which was developed by Cumberland Development Company and runs as follows:

South 89 deg. 04' 30" West 802.6 feet with the south boundary of the said Golf Course Land to a cross on the top of a one foot square concrete monument; thence North 73 deg. W 243.4 feet with the south boundary of the golf course land to a planted railroad rail located in the same line and at a point 1 foot distant from the easterly edge of a rock walled WPA drainage ditch; thence in a southerly direction along said line one foot distant from the easterly edge of the rock walled WPA drainage ditch a distance of 50 feet to a point marked by an iron pin; thence in a southeasterly direction South 73 deg. East, a distance of 238 feet to a point marked by an iron pin; thence continuing in an easterly direction North 89 deg. 04' 30" East a distance of 791 feet by measurement to an iron pin; thence continuing in a southeasterly direction South 50 deg. 19' East a distance of 366 feet to a point marked by an iron pin located in the westerly edge of a 60 feet road right of way; thence in a northeasterly direction along the westerly edge of the 60 foot wide road right of way a distance of 50 feet to a point marked by an iron fence post located in the southeasterly corner of Lot No. 25 on the Life and Casualty property; thence in a northwesterly direction and continuing along the southwesterly line of the Life and Casualty Land a distance of 385 feet to a 1 foot square concrete monument and the point of beginning and containing by plan-o-meter calculation 1.60 acres more or less.

BEING the same property conveyed to Kenneth N. Calkin and wife, Edith R. Calkin by deed from The Nashville Industrial Corporation of record in Book 3675, page 199, said Register's Office. And, the said Kenneth N. Calkin died on March 18, 1979, at which time said property became vested in his wife, Edith R. Calkin. And, the said Edith R. Calkin died on November 20, 1994, at which time the property became vested in Caroline C. Welkom and Catherine C. Kelly, heirs-at-law and sole beneficiaries under the Last Will and Testament (not probated) of Edith R. Calkin, deceased.

The legal description, as hereinabove set forth is the same as that contained in the previous Deeds of Record.

The current mailing address for said property is 100 McArthur Drive, Old Hickory, TN 37138.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to easement for ingress and egress as shown on Plat Book 974, page 11, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage of record in Book 9153, page 299, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 7th day of March, 1995.

"GRANTORS"

Caroline C Welkom
CAROLINE C. WELKOM

Catherine C Kelly
CATHERINE C. KELLY

"GRANTEES"

Paul M Vaughn
PAUL M. VAUGHN

Ruby Vaughn
RUBY VAUGHN

95 MAR -9 AM 9:43
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

40555
IDENTIF. & REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE C. WELKOM, CATHERINE C. KELLY, PAUL M. VAUGHN and wife, RUBY VAUGHN, 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, at office, this the 7th day of March, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Ruby Vaughn
Affiant

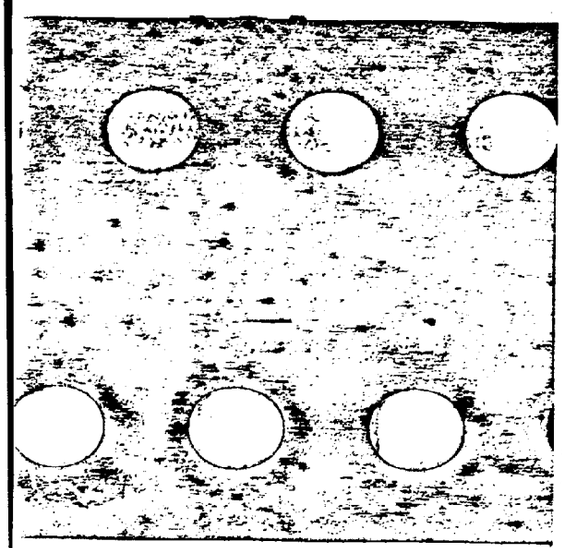
Sworn to and subscribed before me, this the 7th day of March, 1995.

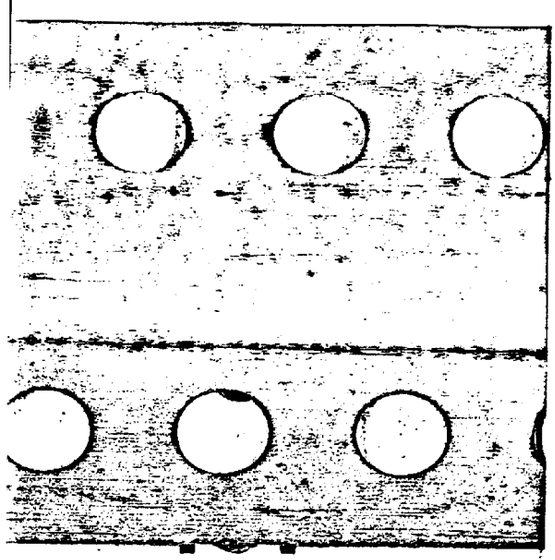
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 12/6/97

9742 03/07/95 11 03CHECK 327.50





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9614 PG 626

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 327.50

03/09/95 01 09:44 0001 8742

40555
IDENTIF. & REFERENCE

95 MAR -9 AM 9:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 888367