File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9624 PG 926

ADDRESS NEW OWNER:
Henry N. Vaden Jr. and Sharon I. Vaden
4306 Baton Rouge Drive
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Trans Financial Bank
P. O. Box 1450
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 75-11
PARCEL 258
4D-91283

WARRANTYDEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Ralph Craighead and Charlie Baxter Scruggs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Henry N. Vaden Jr. and wife, Sharon I. Vaden, as tenants by the entirety, 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:

BEING Lot 84-B, Zone Lot Division, Lots 80-101 & 103-107, Rachel's Square, Section Two, now commonly known as Colony Downs, of record in Book 5200, Pages 623-625, and amended in Book 6250, Pages 538-543, Register's Office, Davidson County, Tennessee

Being the same property conveyed to James Ralph Craighead and Charlie Baxter Scruggs, by deed from Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8475, Page 912, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Restrictions of record in Book 6455, Page 135; Declaration of Covenants, Conditions & Restrictions of record in Book 6619, Page 777, as amended in Book 8030, Page 757; By-Laws of record in Book 6619, Page 782; Charter of record in Book 6683, Page 576 and in Book 8030, Page 759; and Restrictive Covenants & Notes of record in Book 6250, Pages 538-543, Register's Office, Davidson County, Tennessee.
This conveyance is subject to minimum building setback line of record in Book 5200, Pages 623-625, and amended in Book 6250, Pages 538-543, said Register's Office.

This is improved property known as 4306 Baton Rouge Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry N. Vaden Jr. and wife, Sharon I. Vaden, their heirs and assigns, forever; and we, James Ralph Craighead and Charlie Baxter Scruggs 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9624 PG 927

Witness our hands this the 20th day of March, 1995.

James Ralph Craighead

James Ralph Craighead

Charlie Baxter Scruggs

Charlie Baxter Scruggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2744 03/22 0101 03CHECK 215.83

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Ralph Craighead and Charlie Baxter Scruggs the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 1995.

Diane Mullane

NOTARY PUBLIC

DIANE MULLANE NOTARY PUBLIC DAVIDSON COUNTY AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 55,900.00.

AFFIANT

Subscribed and sworn to before me this 20th day of March, 1995.

Diane Mullane

NOTARY PUBLIC

My Commission Expires: 9-21-96

DIANE MULLANE NOTARY PUBLIC DAVIDSON COUNTY AT LARGE STATE OF TENNESSEE

44183
IDENTIF. & REFERENCE

95 MAR 22 AM 10:45
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9624 PG 928

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55900.00
CON TX 206.83
PRFEE 1.00
WDEED 8.00
TOTAL
CHECK 215.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 215.83

03/22/95 01 10:46 0001 2744

44183
IDENTIF. ↑ REFERENCE

95 MAR 22 AM 10:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 892313