WARRANTY DEED

BOOK 9907 PG 96

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mae Katherine Andrews (NAME)	SAME (NAME)	105-9-416
2028 10th Avenue South (ADDRESS)	(ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP)	(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, Kevin C. Vaughn and wife, Carla A. Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mae Katherine Andrews, unmarried

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 the southwest part of Lot No. 12 on the Plan of W. L. B. Lawrence Property, as of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner and Sumner, Engineers, April 1, 1970, as follows:

Beginning at an iron pin in the easterly margin of 10th Avenue South at the entrance of alley No. 674-1/2, said pin being 305.1 feet north of Douglas Avenue; thence with the margin of 10th Avenue South, North 2 deg. 38' East 25.7 feet to an iron pin; thence leaving said avenue South 84 deg. 49' East 200 feet to an iron pin in the westerly margin of a 12 foot private alley; thence with the same, South 2 deg. 38' West 19.1 feet to an iron pin the beginning of a curve; thence around said curve, southeasterly 32.31 feet to an iron pin in the northerly margin of alley No. 674-1/2; thence with the same, North 84 deg. 49' West 164.7 feet to an iron pin the beginning of a curve; thence around said curve, northwesterly 22.89 feet to the point of beginning.

Being the same property conveyed to Kevin C. Vaughn by deed from Hal E. Wilson, Jr. and wife, Martha F. Wilson of record in Book 9621, Page 467, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2028 10th Avenue South, Nashville, Tennessee
(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 our hand s this 18th day of December 19 95

Kevin C. Vaughn

Carla A. Vaughn

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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 Kevin C. Vaughn and wife, Carla A. 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 18th day of December 19 95.

Commission expires July 24, 1999

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

0137433
IDENTIF. ↑ REFERENCE
96 JAN -3 AM 10:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
4106 01/03 0101 03CHECK 223.23

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9907 PG 98

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 57900.00
CON TX 214.23
PRFEE 1.00
MDEED 8.00
TOTAL 223.23
CHECK 223.23

01/03/96 01 10:42 0001 4106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137433
IDENTIFICATION REFERENCE

96 JAN -3 AM 10:42

DAVIDSON COUNTY, TN.

No. 992472