BOOK 10061 PG 131

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 54,000.00

X Claude E Wair
Affiant

Sworn to and subscribed before me this 24 day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-97

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Claude E. Wair	Same	Map 49
P O Box 246		Par. 98
Whites Creek, Tn 37189		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Stephen Roach, Administrator of the Estate of Edna Earl Hackett Vaughn, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Claude E. Wair, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 1 of Block "D" on the plan of Jack Burton's Subdivision, not of record, described according to a survey made by John M. Sullivan, County Surveyor, March and April, 1947, as follows:

Beginning at a point in the center of Whites Creek Pike, at the northeast corner of Lot No. 2 on said survey; thence with the center of said Pike, north 36° 22' West 68.81 feet to a point; thence south 70° 54' West 235 feet to a point; thence south 36° 25' East 138.8 feet to the southwest corner of said Lot No. 2; thence with the line between said Lots Nos. 1 and 2, North 53° 38' East to the beginning.

Being the same property conveyed to John W. Vaughn, Jr. and wife, Edna E. Vaughn, by deed from Dorothy E. Sinor and husband, Howard Sinor, of record in Book 1874, page 517, Register's Office for Davidson County, Tennessee, the said Edna E. Vaughn having since died, and having been predeceased by John W. Vaughn, Jr., and William Stephen Roach having been appointed Administrator of the Estate of Edna Earl Hackett Vaughn, by order of the Probate Court for Davidson County, Tennessee, Docket number 95P-1871; the said William Stephen Roach having been further designated at Attorney-in-Fact for the heirs at law of Edna Earl Hackett Vaughn for the purpose of executing contracts, agreements, deeds and any and all other documents, and the taking of any and all actions necessary or appropriate regarding the sale and/or conveyance of the above noted property, said order being of record in Minute Book 405, page 34, Probate Clerk's Office for Davidson County, Tennessee, and also being of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is improved property known as 3818 Whites Creek Pike, Nashville, TN 37207.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and

interest thereto belonging to the Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 24 day of May, 1996.

William Stephen Roach
WILLIAM STEPHEN ROACH,
Administrator for the Estate of
Edna Earl Hackett Vaughn

Emma Jean Vaughn Harbison
by William Stephen Roach
As Attorney in fact
EMMA JEAN VAUGHN HARBISON

James Leslie Sircy
by William Stephen Roach
As attorney in fact
JAMES LESLIE SIRCY

Vicki Lynn Vaughn Roach
by William Stephen Roach
As attorney in fact
VICKI LYNN VAUGHN ROACH

Mary Katherine Blaylock
by William Stephen Roach
As Attorney in Fact
MARY KATHERINE BLAYLOCK

PICK-UP

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, WILLIAM STEPHEN ROACH, Administrator for the Estate of Edna Earl Hackett Vaughn, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

5366 05/24 0101 03CHECK 208.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 24 day of May, 1996, before me personally appeared WILLIAM STEPHEN ROACH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VICKI LYNN VAUGHN ROACH, EMMA JEAN VAUGHN HARBISON, MARY KATHERINE BLAYLOCK and JAMES LESLIE SIRCY, Heirs-at-Law of the Estate of Edna Earl Hackett Vaughn, and acknowledged that he executed the same as the free act and deed of said VICKI LYNN VAUGHN ROACH, EMMA JEAN VAUGHN HARBISON, MARY KATHERINE BLAYLOCK and JAMES LESLIE SIRCY, Heirs-at-Law of the Estate of Edna Earl Hackett Vaughn.

WITNESS my hand and official seal this 24 day of May, 1996.

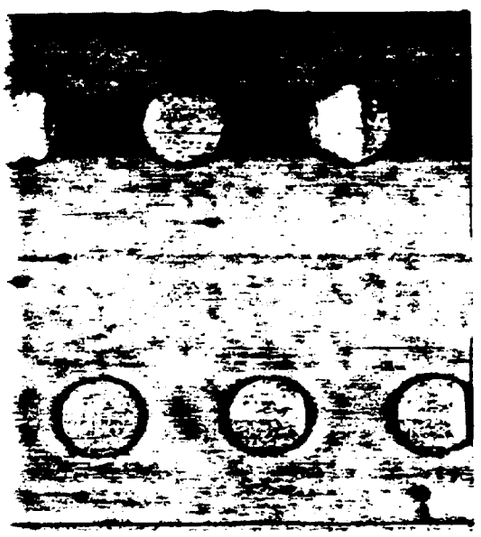
NOTARY PUBLIC

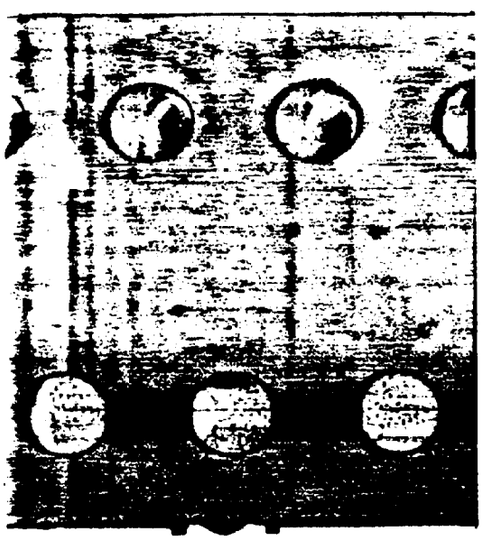
My Commission Expires: 9-26-98

96 MAY 24 PM 3:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0185192





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

RECEIVED OF _____

FOR _____

BOOK 10061 PG 133

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	54000.00
CON TX	199.80
PRFEE	1.00
WDEED	8.00
TOTAL	208.80
CHECK	208.80

05/24/96 01 15:09 0001 5366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185192
IDENTIF. ↑ REFERENCE

96 MAY 24 PM 3:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043288