BOOK 10138 PG 995

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Betty R. Vaughan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1996

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty R. Vaughan (NAME)	New Owner (NAME)	MAP 172
5843 Edmonson Pike (ADDRESS)	(ADDRESS)	PARCEL 6.02
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	06DU51610

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, Timothy J. Holcomb and wife, Janice D. Holcomb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty R. Vaughan, 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, according to a survey made by J. L. Murphy, Jr. & Co., dated April 24, 1963, more particularly described as follows:

BEGINNING at a point in the westerly margin of Edmondson Pike, said point being the northerly corner of the property conveyed to Ben S. Johnson and wife, Kathlyn B. Johnson, by deed from Edgar Turrentine and wife, Willomina Turrentine, as of record in Book 3573, page 425, Register's Office for Davidson County, Tennessee, thence north 86 deg. 33 minutes west a distance of 814.84 feet to an iron pin; thence north 5 deg. 52 minutes east a distance of 173.51 feet to an iron pin; thence north 57 deg. 57 minutes east a distance of 15.01 feet to an iron pin; thence south 85 deg. 21 minutes east a distance of 808.19 feet to a point in the westerly margin of Edmondson Pike; thence along the westerly margin of Edmondson Pike south 3 deg. 50 minutes west a distance of 171.39 feet to the point of beginning. Said tract of land is designated as Tract No. 3.

BEING the same property conveyed to Timothy J. Holcomb and wife, Janice D. Holcomb by deed from Leonard Houston Presley and wife, Deborah Presley, of record in Book 6426, Page 235, Register's Office for said County. **

This conveyance is subject to a Utility Easement of record in Book 7515, page 345, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5843 Edmonson Pike, Nashville, TN 37211
(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 24th day of July, 19 96

Timothy J. Holcomb

Janice D. Holcomb

from Leonard Houston Presley

**See also Deed of Ratification and Confirmation of record in Book 7386, page 799, and re-recorded in Book 7463, page 80, said Register's Office.

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy J. Holcomb and wife, Janice D. Holcomb

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 Deer Park, Texas, this 24 day of July 19 96

Commission expires

MELINDA BROUSSARD
Notary Public, State of Texas
My Commission Expires 8-22-98

Melinda Broussard
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 .

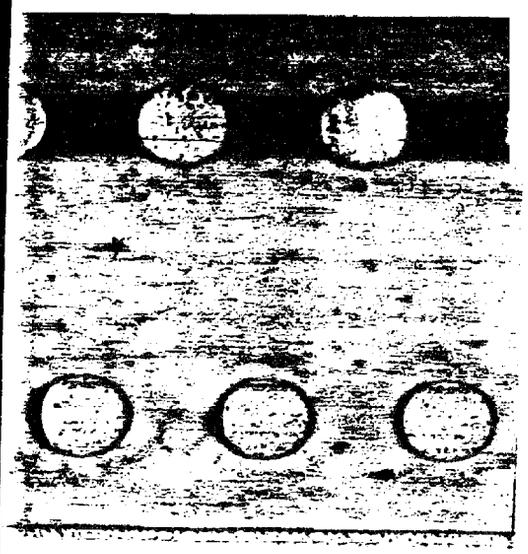
My commission expires

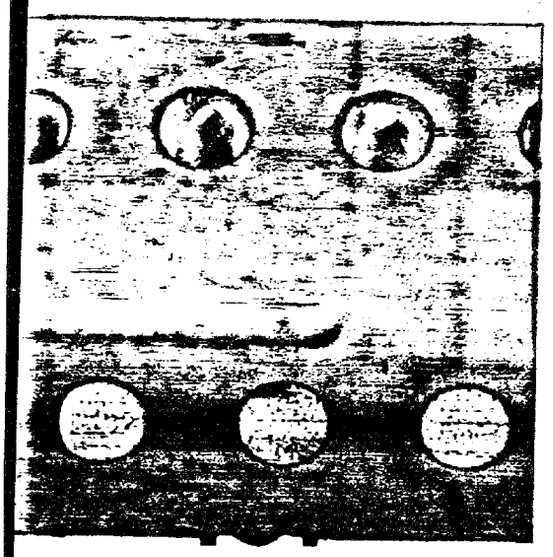
Notary Public

0209263
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 12:36
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

1378 07/31 0101 03CHECK 638.00





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 997

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	170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00

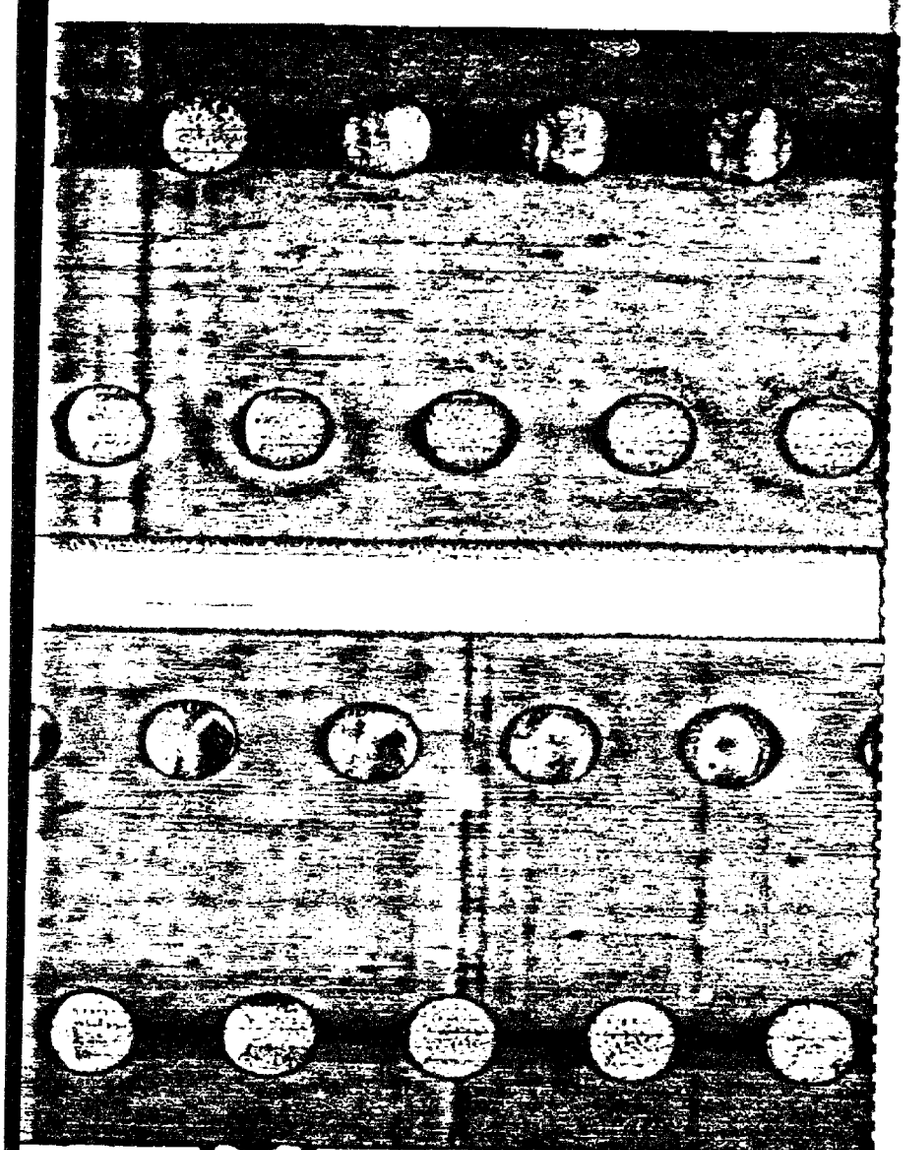
07/31/96 01 12:39 0001 1378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209263
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

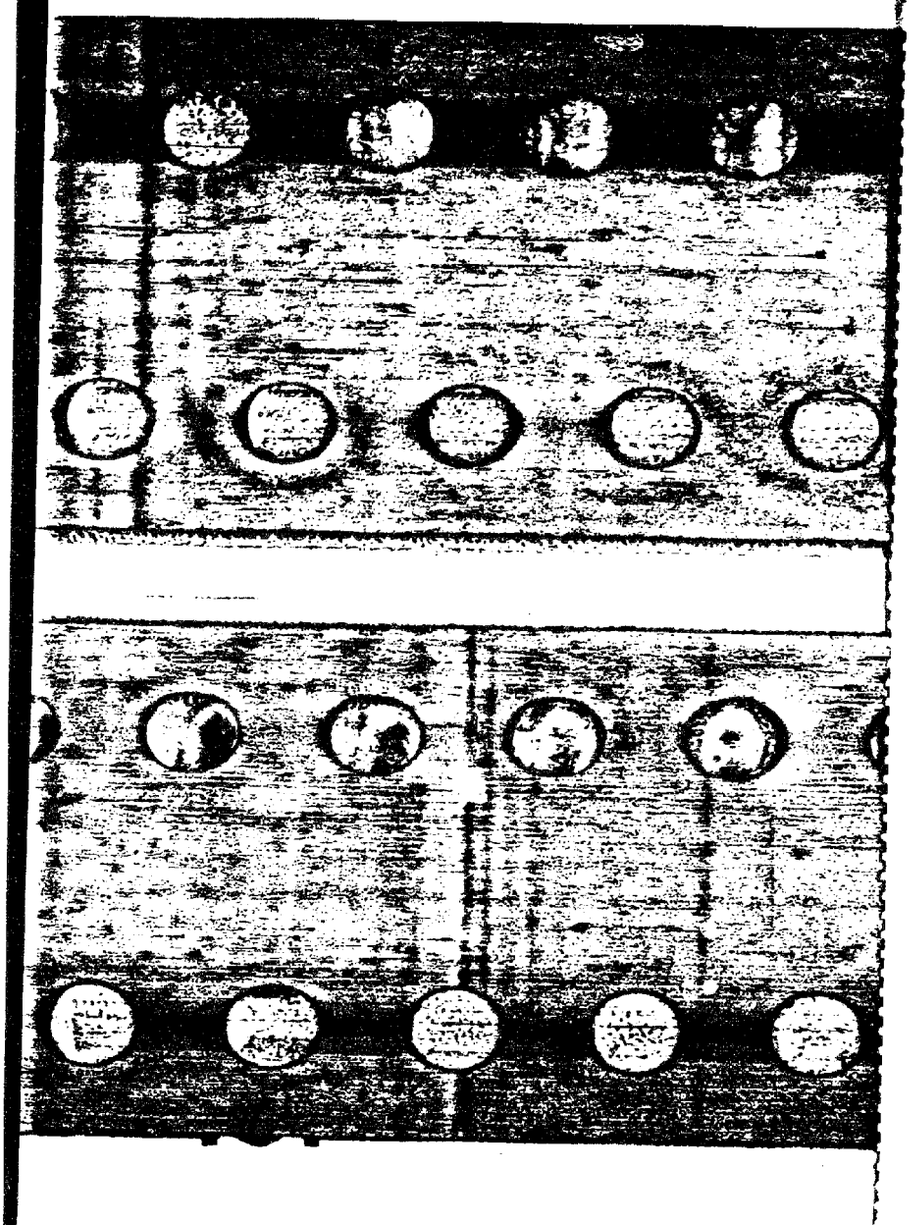
No. 1068967



7-31-96
VOID

BOOK 10138 PG 998

BOOK 10138 PG 999



7-31-96
VOID

BOOK 10138 PG 998

BOOK 10138 PG 999