BOOK 10243 PG 836

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38314
Dav. Co. File: Box 8

96 OCT 31 AM 10:55
RECEIVED AND RECORDED BY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0241936

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James W. Williamson Edith J. Williamson 423 Lynn Court Nashville, TN 37211	SAME

TAX MAP-PARCEL NUMBERS: 172-8-A-12 05D 63758

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura W. Vaughn, married, previously known as Laura S. Wieczorek,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Williamson and spouse, Edith J. Williamson,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Section Two-A Hunters Branch of record in Book 6250, page 819 and amended in Book 6815, page 77, Register's Office for said County.

SAID Lot No. 12 fronts 58.89 feet on the broken northeasterly margin of Hunters Branch Road and extends back 105.82 feet on the northwesterly line and 108.60 feet on the southeasterly line to a dead line in the rear, measuring 66.83 feet thereon.

BEING the same property conveyed to Laura S. Wieczorek by deed from Karen Kaiser Schunk and husband Robert K. Schunk of record in Book 8620, page 141, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6601, Page 7 and Book 6632, page 429, said Register's Office, and to the matters set forth in the referenced Plan of record.

Richard W. Vaughn, the spouse of Laura W. Vaughn, joins in this conveyance solely to convey any marital interest he may have in subject property.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, in the original amount of $70,150.00, of record in Book 7014, page 896, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 1632 Hunter's Branch Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 1996.

Laura W. Vaughn

Richard W. Vaughn

State of Tennessee
County of Davidson

On this 30th day of October, 1996, before me the undersigned authority, personally appeared **Laura W. Vaughn** and **Richard W. Vaughn**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 77000.00

Affiant

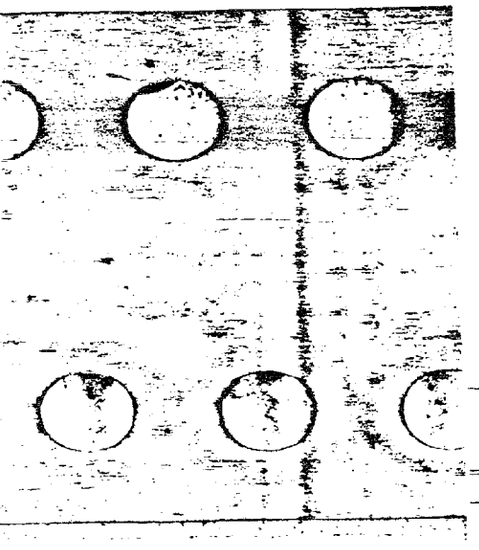
Sworn and subscribed before me on the 30th day of October, 1996.

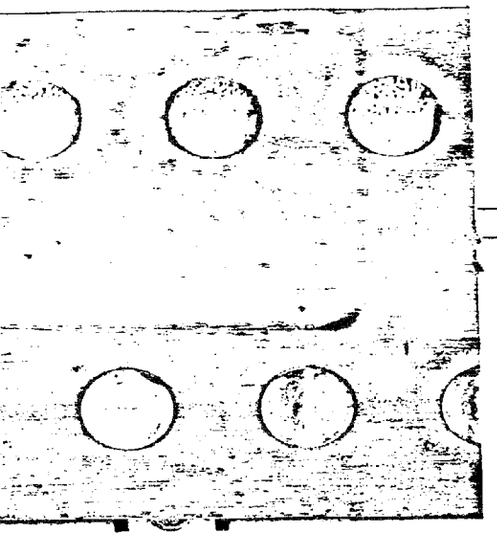
Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

5300 MV 31 0101 03CHECK 293.90





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

RECEIVED OF _____

FOR _____

BOOK 10243 PG 838

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	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	8.00
TOTAL	293.90
CHECK	293.90

10/31/96 01 10:58 0001 6300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241936
IDENTIF. & REFERENCE

96 OCT 31 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083250