14A
1152-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10270 PG 744
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP S. CLARK (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 116-4
173 Kenner Avenue (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 025.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	7DA-09780

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, HARPER L. VAUGHAN AND WIFE, SANDRA VAUGHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP S. CLARK AND WIFE, JANE T. CLARK

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 southerly one half of Lot No. 63 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, said Register's Office.

Said part of Lot No. 63 fronts 50 feet on the westerly side of Kenner Avneue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Harper L. Vaughan and wife, Sandra Vaughan, by Deed from Blanche C. Sloan, a widow, of record in Book 7629, Page 371, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 173 Kenner Avenue, Nashville, TN 37205
(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 22nd day of November 19 96

Harper L. Vaughan
HARPER L. VAUGHAN

SANDRA VAUGHAN

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 HARPER L. VAUGHAN AND WIFE, SANDRA VAUGHAN

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 22nd day of November 19 96.

Commission expires 7/26/97

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

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0250123
IDENTIF. & REFERENCE

96 NOV 26 AM 8:36
FELIX A. ELLIS REGISTER
DAVIDSON COUNTY, TN.

9280 11/26 0101 03CHECK 638.00



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

RECEIVED OF _____

FOR _____ POR 10270 PG 746

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
			CHMT	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00
11/26/96		01	08:36 0001	9280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV 26 AM 8:36
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0250123
IDENTIF. # REFERENCE

No. 1091968