Tax Identification: Map No. 105-07-0, Parcel 002.00.

SEND TAX BILLS TO

Mrs. Elsie Sue Best
2904 Hwy 41 A South
Eagleville TN 37060

NAME AND ADDRESS OF NEW OWNERS

SAME

This Instrument Prepared from Information Provided by the Parties By:
SMITH & SELLERS, Attorneys at Law
Murfreesboro, Tennessee (sjw)

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

10804:298

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND AND NO/100 ($3,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged; We, the undersigned, **ANDERSON FOSTER VAUGHN and wife, JUNE VAUGHN**, have this day bargained and sold and do hereby transfer and convey unto **ELSIE SUE BEST**, her heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lot No. 81 in Humphreys, Houston and Martin's Addition to Nashville, a plan of which is of record in Plan Book No. 1, page 35, Chancery Court, and in Book 36, page 117, Register's Office for Davidson County, Tennessee. Said Lot No. 81 fronts 50 feet on the Northerly side of Humphreys Street, and runs back between parallel lines with the Westerly margin of Brown Street 150 feet to an alley.
>
> Being the same property conveyed to O.A. Vaughn and wife, Buelah Vaughn, of record in Book 634, page 215, of the Registers Office for Davidson County, Tennessee. The said O.A. Vaughn predeceased his wife, Buelah Vaughn, who thereupon became vested with fee simple title as surviving tenant by the entirety. The said Buelah Vaughn died testate on May 30, 1965, in Davidson County, Tennessee, and under her Last Will and Testament her four children, James Robert Vaughn, Helen Vaughn Marshall, Elsie Sue Best, and the Grantor, Anderson Foster Vaughn, inherited a 1/4 interest each in the herein described property. Helen Vaughn Marshall died intestate in 1986, leaving James R. Vaughn, Anderson F. Vaughn and Elsie Sue Best as her sole surviving heirs at law. James R. Vaughn died intestate in 1989 leaving Anderson F. Vaughn and Elsie Sue Best his sole surviving heirs at law.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantee, her heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same.

We further covenant and bind ourselves, our heirs and assigns, forever, to warrant and defend the title to said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 31 day of January, 1998.

ANDERSON FOSTER VAUGHN

JUNE VAUGHN

BOOK 10804 PG 299

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN to and subscribed before me this the 31 day of January, 1998.

Notary Public

My commission expires: 3-24-98

OFFICIAL SEAL
KARYL M. YOUNG
Notary Public-State of Arizona
PIMA COUNTY
My Comm. Exp. Mar 24, 1998

STATE OF ARIZONA)
ss.
COUNTY OF PIMA)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **ANDERSON FOSTER VAUGHN and wife, JUNE VAUGHN**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this the 31 day of January, 1998.

Notary Public

My commission expires: 3-24-98

OFFICIAL SEAL
KARYL M. YOUNG
Notary Public-State of Arizona
PIMA COUNTY
My Comm. Exp. Mar 24, 1998

c:\deeds\vaughn.wd2

6403 02/23 0101 03:CHECK 20.

98 FEB 23 PM 12:04

04034.99

RECORDER'S MEMO

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

RECEIVED OF _____

FOR _____

BOOK 10804 PG 300

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 3000.00
CON TX 11.10
PRFEE 1.00
WDEED 8.00
TOTAL 20.10
CHECK 20.10

02/23/98 01 12:03 0001 6403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403499
IDENTIFICATION REFERENCE
98 FEB 23 PM 12:04

No. 1256885