WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37203)

BOOK 11164 PAGE 97

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 246,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF October, 19 98

Notary Public

MY COMMISSION EXPIRES: 5/26/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Preston Vaughn, Jr. (NAME)	CTX Mortgage Company (NAME)	91-16-48
4601 Park Avenue (ADDRESS)	P.O. Box 19000 (ADDRESS)	12W-920
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	

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, Howard R. Birdwell and wife, Carolyn C. Birdwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Preston Vaughn, Jr.

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:

Being part of Block "B" on the Map of Charlotte Parke Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County, described as follows:

Beginning at the southwest corner of Park, formerly First Avenue and 46th Avenue North, formerly 5th Street; thence southwardly, with the westerly margin of 46th Avenue North, 150 feet to the northerly margin of an alley; thence westwardly, with the northerly margin of said alley, 75 feet to the southeast corner of the property conveyed to thge Trustees of the West Nashville Methodist Church by deed from Rhonda Lee Kennedy of record in Book 1115, Page 32, said Register's Office; thence northwardly, with the easterly line of said church lot, 150 feet to the southerly margin of Park Avenue; thence with said Avenue eastwardly 75 feet to the beginning.

BEING the same property conveyed to Howard R. Birdwell and wife, Carolyn C. Birdwell by deed from James N. Jones and wife, Sarah Martin Jones of record in Book 10098, Page 110, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Power of Attorney from Carolyn C. Birdwell to Howard R. Birdwell of record in Book 11106, Page 500 and Book 11106, Page 501, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4601 Park Avenue, Nashville, TN 37209
(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 15th day of October, 19 98

Howard R. Birdwell Carolyn C. Birdwell by Howard R. Birdwell AIF

Howard R. Birdwell

Carolyn C. Birdwell
by Howard R. Birdwell as atty. in fact

BOOK 11164 PAGE 98

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 Howard R. Birdwell ~~and wife Carolyn C. Birdwell~~

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 15th day of October, 1998.

Commission expires 5/26/02

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

State of Tennessee
County of DAVIDSON

On this the 15TH day of OCTOBER, 1998, before me personally appeared HOWARD R. BIRDWELL to me known to be the person who executed the foregoing instrument in behalf of CAROLYN C. BIRDWELL as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said CAROLYN C. BIRDWELL.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 15TH day of OCTOBER, 1998.

My Commission Expires:
5/26/02

Notary Public

IAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0502173
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 10:51
WILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

5990 10/21 0101 03CHECK 923.05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11164 PAGE 99

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	246500.00
			CON TX	912.05
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	923.05
			CHECK	923.05
10/21/98	01		10:54 0001	5990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

D502173
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 10:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360993