26

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Roger D. Ferrell and wife,		
Deborah K. Ferrell	**SAME**	**MAP:93-12**
117 Lindy		
Murfreesbro TN., 37013		**PARCEL: 61.00**
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-02-9262]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Richard C. Vaughn and wife, Williamein L. Vaughn (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Roger D. Ferrell and wife, Deborah K. Ferrell (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson **County**, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 10 and westerly 10 feet of Lot No. 11 of the Fairfield Village Plan of Lots, as of record in Book 21, page 82, Register's Office for said County.

Said parts of said lots adjoin and front together 25 feet on the northerly side of Hermitage Avenue, formerly Filmore Street, or the Lebanon Pike, and run back between parallel lines 175 feet more or less to an alley.

Being the same property conveyed to Richard C. Vaughn and wife, Willamein L. Vaughn from Maude W. England and Jonnie W. Dahnka by Deed as of record in Book 1812, page 133, for said Register of Deeds Office for said County.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record as described as follows:

1. Plat of record in Plat Book 21, page 82, Register's Office for Davidson County, Tennessee;
2. Right of Way for Highway purposes of record in Book 4890, page 611, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 256 ½ Hermitage Avenue, Nashville, TN 37210.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $3,500.00]
[ ]
x Deborah Ferrell
Affiant
[Subscribed and sworn to before me this]
[4th day of March, 1999.]
[ ]
Notary Public
[ ]
[My Commission Expires: 11-24-2001]

NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of March, 1999.

Richard C. Vaughn by Gloria Bryson POA

Richard C. Vaughn

Willamein L. Vaughn

Willamein L. Vaughn

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 **Richard C. Vaughn and wife, Willamein L. Vaughn**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 11-24-2000

05621 35
IDENTIF. & REFERENCE
MAR 17 AM 8:52
REGISTER
DAVIDSON COUNTY, TN.
9682 03/17/99 0101 020HECK 23.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11387 PG. 609

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0562135

IDENTIF. 4 REFERENCE

99 MAR 17 AM 8:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	3500.00
CON TX	12.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	23.95
CHECK	23.95

03/17/99 01 08:51 0001 9683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438806