PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX XXXX 1733
HENDERSONVILLE, TN 37077

BOOK 11454 PG. 472

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1999

Notary Public K. J. Shelton

MY COMMISSION EXPIRES 09-25-99 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 370

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Robert Vaughan (NAME) 114 Luna Lane (STREET ADDRESS OR ROUTE NUMBER) Hendersonville, TN 37075 (CITY) (STATE) (P.O. ZIP)	MORTGAGEE: SEND TAX BILLS TO New Owner (NAME) (STREET ADDRESS) (CITY) (STATE) (P.O. ZIP)	MAP/PARCEL NUMBERS 51-6-3

FOR AND IN 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,

T252 04/30 0101 CBCHECK 164.55

Wallace Mitchell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Vaughan, unmarried

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 the 11th Civil District of Davidson County, Tennessee and being Lot Number 47 of the Due West Valley Acres, not of record, but described as follows:

Beginning on the northeasterly side of Due West Avenue on the line between Lot No. 46 and said Lot 47; thence northeasterly 373.7 feet more or less, to the northeasterly boundary line of said lot and to an iron pin; thence easterly with said boundary line 80 feet to a point; thence in a southerly direction 320 feet, more or less, to a point on said northeasterly margin of said Due West Avenue, and thence with the same westerly 100 feet, more or less, to the beginning.

Being the same property conveyed to Wallace Mitchell, unmarried by Deed of record in Book 5322, Page 450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

99 APR 30 AM 10:29
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0580581

This is improved XX unimproved property, known as 710 Due West Avenue (House Number) (Street) Madison, TN 37115 (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 27th day of April , 1999

Wallace Mitchell

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Wallace Mitchell, unmarried
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April 19 99

Commission expires September 25, 1999

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,

BOOK 11454 PG 473

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April 19 99

Commission expires September 25, 1999

K. J. Shelton
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11454 PG. 474

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

0580581

IDENTIFICATION REFERENCE

99 APR 30 AM 10:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 41500.00
CON TX 153.55
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL 164.55
CHECK 164.55

04/30/99 01 10:31 0001 9292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453996