THIS INSTRUMENT PREPARED BY: [illegible] WILKINS, JR. and CH[illegible]IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Anthony A. Haynes<br>3048 Fieldstone Drive<br>Antioch, TN 37013 | Wachovia Mortgage Co.<br>P. O. Box 3174<br>Winston-Salem, NC 27102 | 150-10<br>42<br>2D-53351 |

Filed

**WARRANTY DEED**

BOOK 6403 PAGE 437

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James R. Vaughn, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Anthony A. Haynes and wife, Carolyn Haynes, hereinafter called the Grantee, Grantee's 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 Lot No. 103 on the plan of Cherry Hills Section 10-B, of record in Book 5210, page 139, Register's Office for said County.

SAID Lot No. 103 fronts 70.b0 feet on the easterly margin of Fieldstone Drive and extends back 142.31 feet on the northwesterly line and 138.02 feet on the southerly line to a broken line in the rear, measuring 105.11 feet thereof.

BEING the same property conveyed to James R. Vaughan by deed from Michael Wayne Crider and wife, Alice Faye Crider, of record in Book 5889, page 231, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5405, page 344, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank of record in Book 5525, page 665, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (un)improved property, known as 3048 Fieldstone Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of September, 19 84.

James R. Vaughan

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Collin

6403 438

On this 22nd day of September, 19 84, before me personally appeared James R. Vaughan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 8-11-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6403 PAGE 438

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 63,500.00.

Carolyn Haynes
Affiant

Subscribed and sworn to before me, this the 28th day of September, 1984.

My Commission Expires: 4-21-85

Diane Baker
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I 5 6 5 2 3

IDENTIF. REFERENCE

OCT 15 12 50 PM '84

REGISTER
DAVIDSON COUNTY, TN

10/15 171.50- CHECK#

**WARRANTY DEED**

from:
JAMES R. VAUGHAN

to:
ANTHONY A. HAYNES ET UX

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6403 PAGE 439

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

63500.00- CAMT.
165.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.60-
8581A10/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 6 5 2 3

T
IDENTIF. REFERENCE

Oct 15 12 50 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0076883