WARRANTY DEED

BOOK 11238 PAGE 853

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 198,500.00

W. B. V.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st December 19 98

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Vaughn (NAME)	Source One Mortgage Services (NAME)	172-3B-30
765 E. Woodland Trail (ADDRESS)	27555 Framington ~~Hills~~ Road, ~~MI 48334~~ (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334 (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, Westminster Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Vaughn, a married man

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 Davidson County, Tennessee, being Lot No. 30 on the Plan of The Woodlands, Phase 2, as of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to Westminster Homes, Inc., a North Carolina corporation, by deed from Richter Dial Builders, Inc., a Tennessee corporation, of record in Book 10673, page 659, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Taxes for 1999 and subsequent years; all matters shown on the plan of record in Plat Book 6900, page 635; Declaration of covenants, conditions and restrictions of record in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8454, page 246, Book 8464, page 463, Book 8622, page 390 and Book 8634, page 224, re-recorded in Book 8643, page 675; Charter of Woodlands Homeowner's Association in Book 8454, page 246; Storm water detention agreement in Book 7336, page 3; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 765 E. Woodland Trail, Nashville, Tennessee 37211
(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 my hand this 15 day of December 19 98

Westminster Homes, Inc.
By:
Robert A. Yeatman, Vice-President

24 12/9 0101 03CHECK 745.45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Yeatman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice-President and _____ respectively of the Westminster Homes, Inc. the within named bargainor, and corporation, and that he as such Vice-President 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 Robert A. Yeatman as such Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at [illegible], Tennessee 37027 on this the 1st day of December 1998.

My commission expires 3/24/20[illegible]

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

MAIL ENV.

0521268
IDENTIF. & REFERENCE

98 DEC -7 AM 8:28

[illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11238 PAGE 855

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TO - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				198500.00
			CON TX	734.45
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	745.45
			CHECK	745.45
12/07/98	01		08:29 0001	6234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05212 68
IDENTIF. ↑ REFERENCE

98 DEC -7 AM 8:28

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381237