IDENTIF. & REFERENCE

99 APR 27 AM 9:53

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 11448 PG. 181

This Indenture made this **22nd** day of **April, 1999** between **William Rucker and Bettye J. Rucker, Married, ,** GRANTOR, and **Jennifer Vaughn and Rosie Gaines *,** as GRANTEEs * Both unmarried

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 40 on the Plan of Bordeaux Hills Addition of record in Book 4460, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Rucker, et ux, Betty J. Rucker of record in Book 5840, page 547, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 4495, page 859, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 4460, page 9, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever sued, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **22nd** day of **April, 1999.**

William Rucker

Bettye J. Rucker

0101 CASHIER 264.45

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Rucker and Bette J. Rucker, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 22nd day of April, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 28 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $68500

Affiant

Subscribed and sworn before me this 22nd day of April, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 28 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

Address of New Owner
Jennifer Vaughn
3209 Leawood Drive
Nashville, Tennessee 37218

Send Tax Bills to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

Map & Parcel Number:

Map 88-12 Parcel 99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11448 PG. 183

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IDENTIFICATION REFERENCE

99 APR 27 AM 9:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	68500.00
CON TX	253.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	264.45
CHECK	264.45

04/27/99 03 09:55 0001 7481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477412