BOX 15

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 00

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

Instr:200001100003189 Page: 1 OF 2
REC'D FOR REC 01/10/2000 1:25:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $815.85

**THIS INSTRUMENT WAS PREPARED BY**

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry J. Vaughn (NAME) | Norwest Mortgage, Inc. (NAME) | 160-15-A-066 |
| 203 Hearthstone Manor Place (ADDRESS) | P.O. Box 4148 (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Frederick, MD 21705-4148 (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~~ I, D. Anne Ratcliffe, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry J. Vaughn and wife, Sherry W. Vaughn

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 Unit No. 66 on the Plan of Hearthstone Manor, Phase 4, as of record in Book 6250, Page 990, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James O. Ratcliffe and wife, D. Anne Ratcliffe, by deed from Estate of Mildred K. Emerson, of record in Book 10660, Page 721, Register's Office for Davidson County, Tennessee. And further conveyed to D. Anne Ratcliffe, by Quitclaim Deed from James O. Ratcliffe, of record in Book 11298, Page 511, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

JAMES O. RATCLIFFE, spouse of the above named D. Anne Ratcliffe, joins in this conveyance for the purposes of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ( )
This is improved ( X ) property, known as 203 Hearthstone Manor Place, Brentwood, TN 37027
(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~~ our hand s this 7th day of January, 19 00

D. Anne Ratcliffe
D. Anne Ratcliffe

James O. Ratcliffe
James O. Ratcliffe

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 D. Anne Ratcliffe, married, and spouse, James O. Ratcliffe

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of January 19 00.

Commission expires March 25, 2000

Notary Public

Lee E. Cranford

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Warranty Deed from D. Anne Ratcliffe, to Larry J. Vaughn and wife, Sherry W. Vaughn.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215