Instr:200003200027851 Page: 1 OF 2
REC'D FOR REC 03/20/2000 8:33:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $166.50

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26B

Ronald D Chance and wife,		
Nancy B. Chance	New Owner	MAP:052-08-0
111 Butterfield Ct		
Goodlettsville, TN 37072		PARCEL:112.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-02-9912]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We John B. Vaughn and wife, Eva N. Vaughn, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Ronald D. Chance and wife, Nancy B. Chance, (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26A on the Zone Lot Division of Lots 3, 4, 7, 8, 19, 24, 25 and 26, on the Plan of Meadow Bend Subdivision, Section 2 of record in Plat Book 6250, page 278, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being of the same property conveyed to John B. Vaughn and wife, Eva N. Vaughn by Warranty Deed of record in Book 6492ge 933 Register's Office for Davidson County, Tennessee.

The said Eva N. Vaughn has since died on August 21, 1994, and upon her death, title was vested in John B. Vaughn as the sole surviving tenant by the entirety.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of Record in Plat Book 6250 , page 278, Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenants of record in Book 6180, page 250, said Register's Office for Davidson County.**

This is improved property known as **1514 Meadow Bend Drive, Madison, Tennessee 37115.**

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $45,000.00]
[ ]
[Affiant]
[Subscribed and sworn to before me this
[29th day of February, 2000.
[ ]
[Notary Public]
[My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered

except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of February, 2000.

John B. Vaughn

John B. Vaughn

~~**Eva N. Vaughn**~~ deceased

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **29th** day of **February,** 2000, before me personally appeared John B. Vaughn and ~~wife, Eva N. Vaughn~~., to me known to be the persons who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of February, 2000.

Michael Joseph Bills

NOTARY PUBLIC

MICHAEL JOSEPH BILLS NOTARY PUBLIC AT LARGE WILSON CO TENN

My Commission Expires: April 28, 2002