Bot 8

Instr:200005030044608 Page: 1 OF 2
REC'D FOR REC 05/03/2000 1:44:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.60

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38849** ~~FILE BOX "7"~~

WARRANTY DEED

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 118,000.00.

Rebecca L Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 28th DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
REBECCA L. COLEMAN **6636 Beacon Lane** **Nashville, TN 37209**	First Republic Mortgage Corp. 3212 West End Ave. Ste. 500 Nashville, TN 37203	**102-7-100** **8DZ 8833**

FOR AND IN 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, RICHARD A. VAUGHN and wife, FAYE L. VAUGHN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA L. COLEMAN**

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. 79 on the Plan of Charlotte Park, Section 26, and as of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 79 fronts 75.0 feet on the northwesterly side of Beacon Lane and extends back 150.0 feet on the northeasterly line and 150.0 feet on the southwesterly line to a dead line in the rear, measuring a total of 75.0 feet thereon.

BEING the same property conveyed to Richard A. Vaughn and wife, Faye L. Vaughn by deed from Thomas S. Hirsbrunner, a single person, of record in Book 8129, page 654, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **6636 Beacon Lane, Nashville, Tennessee 37209**
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 OUR HANDS THIS 28thDAY OF APRIL, 2000.

RICHARD A. VAUGHN

Faye L Vaughn
FAYE L. VAUGHN

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 RICHARD A. VAUGHN and wife, FAYE L. VAUGHN, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28 day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.