Instr:200007260073991 Page: 1 OF 2
REC'D FOR REC 07/26/2000 3:23:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $736.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24th DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES: 7/2[illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELLEN BROOKE VAUGHAN	SUNTRUST BANK	MAP 104-11
(NAME)	(NAME)	
2509 FAIRFAX AVENUE	7229 Forest Ave.	PARCEL 146.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37212	Richmond, VA 23226	
(CITY) (STATE) (ZIP)	(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, GEORGE N. DEGERBERG, III., MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELLEN BROOKE VAUGHAN

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. 12 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 60 feet on the southerly margin of Fairfax Avenue, formerly Jones Avenue and extends back between parallel lines to an alley.

Being the same property conveyed to George N. Degerberg, III., married by deed from Wallace W. Drummond, a single person, of record in Instrument No. 200001110004009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of of Bransford Realty Company's Subdivision, of record in Plat Book 421, page 7; Joint Driveway Agreement of record in Book 5149, Page 613; all of record in the Register's Office for Davidson County, Tennessee.

The above described property has never been the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 2509 FAIRFAX AVENUE, NASHVILLE, TENNESSEE 37212
(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 24th day of July, 2000

GEORGE N. DEGERBERG, III.

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 GEORGE N. DEGERBERG, III., MARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood _____, Tennessee, this 24th day of July, 2000.

Commission expires 5-30-2004

Catherine R. Vass
Notary Public

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

GEORGE N. DEGERBERG, III.

TO

ELLEN BROOKE VAUGHAN

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027