**BOX 44**

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Instr:200008240083678 Page: 1 OF 2
REC'D FOR REC 08/24/2000 9:55:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $865.80

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Phyllis Fox Vaughn
**Affiant**

Subscribed and sworn to before me, this 23rd day of August, 2000.

Notary Public

My Commission Expires: 10/25/03

Address New Owner As Follows:
Phyllis F. Vaughn
104 West Brookfield Avenue
Nashville, TN 37205

Send Tax Bills To:
Bank of America
2059 Northlake Parkway
Tucker, GA 30084

Map-Parcel Number:
129-08-120
7DZ 32395

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN J. MASON, JR. AND WIFE, LAURA C. MASON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **PHYLLIS F. VAUGHN, UNMARRIED,** hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 2 of Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 90 feet on the northerly side of Brookfield Avenue and runs back 216.94 feet on the easterly line and 232.83 feet on the westerly line to a dead line, measuring 91.39 feet thereon.

Being the same property conveyed to Steven J. Mason, Jr. and spouse, Laura C. Mason by Warranty Deed from Roy Douglas Stewart, of record in Book 10336, Page 582, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 1130, Page 72, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 West Brookfield, Nashville, Tennessee 37205.

**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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 23rd day of August, 2000.

Steven J. Mason, Jr.

Laura C. Mason

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN J. MASON, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 23rd day of August, 2000.

Notary Public

My Commission Expires: 10/20/07

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA C. MASON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 23rd day of August, 2000.

Notary Public

My Commission Expires: 10/25/07

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