Davidson County DEEDWARR
Recvd: 12/05/00 12:08 2pgs
Fees:11.00 Taxes:473.60
20001205-0119442

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2000.

Notary Public

ROBYN DEBRAUX NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

My Commission Expires: 1-31-2004

My Commission Expires JAN. 31, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tami S. Anderson and John M. Anderson
4814 Overcrest Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147-06-0-093.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy C. Vaughn, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Traci S. Anderson and husband, John Michael Anderson** hereinafter referred to as 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. 27 on the Plan of Section One (Revised) Caldwell Hall, of record in Book 2900, pages 57, 58, and 59, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stanley Bruce Vaughn and wife, Kathy C. Vaughn by deed from Joseph C. Eckert and wife, Debra M. Eckert, formerly Debra M. Bentle of record in Book 6922, page 207, Register's Office for Davidson County, Tennessee. And further conveyed to Kathy C. Vaughn by Quitclaim Deed from Stanley Bruce Vaughn of record in Book 11349, page 179, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 2900, pages 57, 58, and 59, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Declarations of Covenants, Conditions and Restrictions contained in instrument in Book 2929, page 117, and Book 2997, page 93, said Register's Office.

County and/or City taxes for the year 2001 are a lien not currently due and payable. 2000 County taxes have been paid and prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 4814 Overcrest Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of November, 2000.

Kathy C Vaughn

Kathy C. Vaughn

STATE OF TENNESSEE
COUNTY OF WILLIAMSOON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy C. Vaughn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2000.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02568-BW