PICK-UP

Davidson County DEEDWARR
Recvd: 03/19/01 12:27 2pgs
Fees:11.00 Taxes:466.57
20010319-0025972

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **March, 2001** by and between **Francis V. Yeargin and John B. Vaughn, Jr., Trustee** , herein after referred to as GRANTOR, and **Rental Brokers .**, herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot 606, 608, 610, and 612 of Block No. 92, Plan No. 1, West Nashville, as of record in Book 57, pages 74, and 75 , Register's Office for said county.
Said Lot Nos. 606, 608, 610, and 612 front together 100 feet on the southerly side of Alabama Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eugene Bryant and wife, Margie Vaughn Bryant (Margie Vaughn Bryant having predeceased Eugene Bryant) by a deed from Johnnie E. Miller and wife, Minnie Zannie Miller of record in Book 1225, page 184, Register's Office for Davidson County, Tennessee. The said Eugene Bryant having since deceased leaving Francis V. Yeargin and John B. Vaughn, Jr., as his only heirs at law. (Affidavit of Heirship of record in Book 11143, page 364, Register's Office for Davidson County, Tennessee.) John B. Vaughn, Jr. having since conveyed his 1/2 interest to John B. Vaughn, trustee for the benefor of the John B. Vaughn Revocable Living Trust of record in Instrument Number 20001020-0104368, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4705 ALABAMA AVE, NASHVILLE, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Francis V Yeargin
Francis V. Yeargin
Signature of Seller

John B. Vaughn Jr. Trustee
John B. Vaughn, Jr. Trustee
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Francis V. Yeargin and John B. Vaughn, Jr., Trustee** , the within named 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, at office, this **15th** day of **March, 2001.**

Notary Public

My Commission Expires:_____

My Commission Expires [illegible] 2001

Name and Address of Property Owner:
Rental Brokers .
4705 ALABAMA AVE, NASHVILLE, TN 37209

Send Tax Statements to:
Same
,

Map & Parcel: 091-11-0-318.00 + 319.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$126,100.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **March, 2001.**

Notary Public

My Commission Expires My Commission Expires [illegible] 2001

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-A-263