Davidson County DEEDWARR
Recvd: 04/02/01 08:27 1pgs
Fees:11.00 Taxes:688.20

20010402-0030959

WARRANTY DEED

Preparer's File #-01B136

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2001.

Notary Public

(Affix Seal)

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	
Eugenia Vaughn	Guaranty Trust	155-08-C-154
1101 Deerhurst Court	640 Broadmor Blvd., STE 100	
Nashville, TN 37221	Murfreesboro, TN 37129	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, YVONNE F. LEANDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EUGENIA VAUGHN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 154, on the Plan of Poplar Creek Estates, Phase Two (2), A Planned Unit Development, of record in Plat Book 6900, Page 339 through 347, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yvonne F. Leander, unmarried, by deed from Julia A. Hoffman, unmarried, of record in Book 11205, Page 681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1101 Deerhurst Court, Nashville, Tennessee 37221**

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, their heirs and assigns forever; and we, the GRANTORS, do 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 that 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 GRANTEE, 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/our hand(s) this **21st** day of **March, 2001**:

Yvonne F. Leander

Yvonne F. Leander

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, W Aaron Fortner, a Notary Public in and for said County and State, the within named YVONNE F. LEANDER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of March, 2001.

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN