Davidson County DEEDWARR
Recvd: 04/25/01 14:49 1pgs
Fees:11.00 Taxes:460.65

20010425-0041188

WARRANTY DEED

Preparer's File #-01C153

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2001.

(Affix Seal)

Notary Public

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:	Tax ID#:
Vanessa Wynn	AmSouth Bank	
8300 Sawyer Brown Road, #H303	2050 Parkway Office Circle	
Nashville, Tennessee 37221	Birmingham, AL 35244	

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, EUGENIA WEBB VAUGHN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto VANESSA WYNN, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No.H-303 and Carport designated No. H-303-C on the plan of River Plantation, Section Three, Condominium apartments, of record in Book 4675, pages 75,76, and 77, amended in Book 4675, page 104, Register's Office for said County and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Eugenia Webb Vaughn by Deed from Alfred B. Ceigler of record in Book 9274, page 171, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantors by Deed of even date recorded simultaneously herewith.

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

( ) unimproved
This is (X) improved property known as **8300 Sawyer Brown Road, #H303, 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 **18th** day of **April**, **2001**:

Eugenia Webb Vaughn

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 EUGENIA WEBB VAUGHN, 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~~, TN, this 18th day of April, 2001.

Notary Public

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