This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Darrin Lee Santiago
700 Kennington N.
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 06/22/01 09:17 2pgs
Fees:11.00 Taxes:425.50
20010622-0066194

SEND TAX BILL TO:
Chase Manhattan Mortgage Corp.
5409 Maryland Way, Ste. 202
Brentwood, TN 37027

MORTGAGEE:
Chase Manhattan Mortgage Corp.
5409 Maryland Way, Ste. 202
Brentwood, TN 37027

MAP **108**
GROUP **04-0-A**
PARCEL **002.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn E. Vaughn and wife, Pamela K. Jackson Vaughn,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Darrin Lee Santiago and wife, Sherry M. Santiago**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, BEING Lot No. 2, on the plan of Villages of Larchwood, Section 1, of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Shawn E. Vaughn and Pamela K. Jackson, both unmarried by deed from Frank Batson Homes, Inc. dated July 31, 1991, of record in Book 8415, Page 649, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 Kennington N., Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 106, Register's Office for Davidson County, Tennessee. The mortgage policy to be issued in connection with this Commitment shall provide that the said minimum building setback line has not been violated, and that violation will not result in reversion or forfeiture of title. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
3. Subject to restrictive covenants contained in an instrument of record in Book 8067, page 792, Book 8150, page 765, Book 8495, page 747 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

5. Subject to Homeowner Association Charter of record in Book 8376, Page 933, amended in Book 10715, Page 160, and further amended in Book 10940, Page 499, Register's Office for Davidson County, Tennessee.

6. Subject to all Homeowner Association dues and/or fees, if any, of record in Register's Office for Davidson County, Tennessee.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 29th day of May, 2001.

Shawn E. Vaughn

Pamela K. Jackson Vaughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State,**Shawn E. Vaughn, and Pamela K. Jackson Vaughn,** the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of May, 2001.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO.

My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of May, 2001.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003