

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2001.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex E. Leland and Sandra Solomon 501 Dutchmans Drive Hermitage, TN 37076	Chase Manhattan Mortgag 780 Kansas Ln, Suite B Monroe, LA 71203	Map 75.07 Parcel 140

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Katie S. Vaughan, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rex E. Leland and Sandra L. Solomon

Hereinafter called the 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. 102 ON THE PLAN OF HIGHLANDS OF TULIP GROVE SECTION 3A, OF RECORD IN BOOK 5210, PAGE 229, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 102, WHICH IS A CORNER LOT, FRONTS 108.93 FEET ON THE WESTERLY MARGIN OF DUTCHMANSS DRIVE AND FRONTS 67.40 FEET ON THE NORTHERLY MARGIN OF MERCER DRIVE, SAID FRONTAGE BEING JOINED BY A CURVE HAVING A LENGTH OF 36.21 FEET, AND EXTENDS BACK 154.81 FEET ON THE NORTHERLY LINE AND 104.98 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO KATIE S. VAUGHAN BY DEED FROM, WANDA J. WILLIAMS, MARRIED DATED DECEMBER 31, 1986 AND OF RECORD IN BOOK 7094, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5210, Page 229, Register's Office for Davidson County, Tennessee, including but not limited to 30 foot minimum building setback line along front and 20 feet along south side of said lot.
3) Property is subject to a drainage easement granted to Metro Government of record in Book 4128, Page 813, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 4793, Page 157, and amended in Book 4849, Page 767, Book 5020, Page 589, Book 5028, Page 357, and Book 6017, Page 179, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 501 Dutchmans Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we are 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 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 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(s) this 13th day of July, 2001.

Katie S. Vaughan

Davidson County DEEDWARR
Recvd: 07/26/01 15:02 2pgs
Fees:13.00 Taxes:431.05

20010726-0079565

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Katie S. Vaughan, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002