WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/07/01 14:50 2pgs
Fees:13.00 Taxes:462.13

20011207-0135307

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen J. Peters	CTX Mortgage Company	Map 098
(NAME) 5212 Lana Renee Court	(NAME) 801 - 94th Avenue North	Group 02-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) St. Petersburg Florida 33702	Parcel 020
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,
Mark K. Vaughan and Wife, Diane A. Vaughan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Stephen J. Peters and Wife, Addie Kay Peters, 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 41 on the Plan of Roxborough Subdivision as of record in Plat Book 5200, page 63, Register's Office for said County.
Said Lot No. 41 fronts 71.50 feet on the northerly margin of Lana Renee Court and extends back 203.18 feet on the easterly line and 193.75 feet on the westerly line to a dead line in the rear measuring 98.52 feet thereon.

Being the same property conveyed to Mark K. Vaughan and Wife, Diane A. Vaughan by deed from Marcus Wayne Frazier and Shelia W. Frazier of record in Deed Book 7806, page 407, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5302, Page 669, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 5212 Lana Renee Court, 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/our hand(s) this 30th day of November, 2001.

Mark K. Vaughan

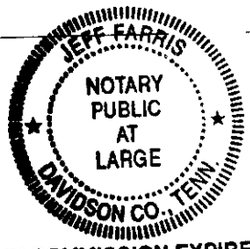
Diane A. Vaughan

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mark K. Vaughan and Wife, Diane A. Vaughan the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/30/2001

My Commission Expires:_____



Notary Public

MY COMMISSION EXPIRES:
JANUARY 26, 2002

File Number2111349
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122