Davidson County DEEDWARR
Recvd: 01/31/02 13:54 3pgs
Fees:18.00 Taxes:476.93

20020131-0013826

FILE BOX 45

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Verna F. Vaughan and Frederick Lewis Vaughan	Bank of the South	Map: 108.040 Parcel: 218
108 Fitzpatrick Court	66 East Hill Street	
Nashville, TN 37214	Mt. Juliet, TN 37122	

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charles Farlow Perry and Deanna F. Rutherford now known as Deanna F. Rutherford Perry** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Verna F. Vaughan and wife, Frederick Lewis Vaughan,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 374, on the plan of Larchwood, Section Seven, of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property to Charles Farlow Perry and Deanna F. Rutherford now known as Deanna F. Rutherford Perry by Warranty Deed from James Timothy Collins and wife, Kerry B. Collins of record in Book 9659, page 491, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Plat Book 6900, page 274, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 7216, page 574, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 108 Fitzpatrick Court, Nashville, Tennessee 37214.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $128,900.00.

Affiant

Subscribed and sworn to before me this 30th day of January, 2002.

Notary Public

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of January, 2002.

Charles Farlow Perry

Deanna Rutherford now known as Deanna Rutherford Perry

Deanna F. Rutherford now known as Deanna F. Rutherford Perry

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **30th** day of **January, 2002**, before me personally appeared Charles Farlow Perry and Deanna F. Rutherford now known as Deanna F. Rutherford Perry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of **January**, 2002.

Notary Public

My Commission Expires: 9-24-2005