Box 14-A
14977-1

Davidson County DEEDWARR
Recvd: 03/11/02 15:40 2pgs
Fees:13.00 Taxes:407.00
20020311-0030401

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$110,000.00 Angela Baatson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF March, 2002
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/26/02
(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
Angela M. Abair 2305 Aubrey Drvie Nashville, TN 37214	National Bank of Commerce 115 29th Avenue South Nashville, TN 37212	Map 84.11 Parcel 145

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,

Michial D. Vaughn, Sr. and Marcia D. Carter, both unmarried

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

Angela M. Abair, an unmarried woman

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:

BEING Lot No. 224 on the Plan of Maplecrest Subdivision as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 70 feet on the southerly side of Aubrey Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Michial D. Vaughn, Sr. and Marcia D. Carter, by Warranty Deed from Rocelia Cammuse and Carolyn A. Patterson, Co-Executrixes, dated April 17, 2001, and of record in Instrument Number 20010525-0054586, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee, including but not limited to a 40' minimum building setback line along the front of property; and a 10' utilities easement along the rear of said property.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2305 Aubrey Drive, Nashville, TN 37214
(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 our hand(s) this 8th day of March, 2002.

Michial D. Vaughn, Sr.

Marcia D. Carter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michial D. Vaughn, Sr. and Marcia D. Carter, both unmarried, 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 8th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005