Davidson County DEEDWARR
Recvd: 04/03/02 09:36 2pgs
Fees:13.00 Taxes:581.83
20020403-0040250

**THIS INSTRUMENT PREPARED BY:**
**Mudter & Patterson**
**Attorneys-at-Law**
**2000 Richard Jones Road**
**Suite 110**
**Nashville, Tennessee 37215**

**File Box 9B:**
**First Title & Escrow Co., Inc.**
**FTEC File No. 18822**
Return To:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $137,250.00.

Leonard Owen Vaughan
Affiant

Subscribed and sworn to before me, this 22th day of MARCH, 2002.

Notary Public
My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

## WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| TERRY L. WARD<br>307 Greenway Avenue<br>Nashvlle, Tennessee 37205 | Terry Ward<br>307 Greenway Ave.<br>Nashville, TN 37205 | MAP 104-5<br>PAR 331<br>FB 26W2865 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LEONARD OWEN VAUGHAN, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, AND MARGO VAUGHAN SANDERS, AS TO AN ONE-HALF (1/2) UNDIVIDED INTEREST, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TERRY L. WARD, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 307 GREENWAY AVENUE, NASHVILLE, TENNESSEE 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 22nd day of March, 2002.

Leonard Owen Vaughan
LEONARD OWEN VAUGHAN

Margo Vaughan Sanders
MARGO VAUGHAN SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LEONARD OWEN VAUGHAN AND MARGO VAUGHAN SANDERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2002.

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Notary Public

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Plat Book 332, page 174, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Leonard Vaughan and wife, Evelyn B. Vaughan by deed from Carl Gossett and wife, Marie Gossett of record in Book 1756, page 531, said Register's Office. Leonard Vaughan has since died. Evelyn B. Vaughan has subsequently remarried and is now known as Evelyn B. Vaughan Newman and conveyed a 1/2 undivided interest in said property to Leonard Owen Vaughan and a 1/2 undivided interest to Margo Vaughan Sanders, reserving unto herself a life estate by Quit Claim Deed of record in Book 5434, page 219, Register's Office for Davidson County, Tennessee. The said Evelyn B. Vaughan Newman is now deceased.

This is not the principal residence of either of the Grantors.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book Book 332, page 174, said Register's Office.