STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

X Jarvis Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2002

CAROLYN BARKER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Carolyn Barker
Notary Public

MY COMMISSION EXPIRES 1-22-06

Davidson County DEEDWARR
Recvd: 05/21/02 10:54 2pgs
Fees:13.00 Taxes:529.10
20020521-0061797

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jarvis Vaughn and Nannette Vaughn, ~~wife and husband~~ NV JV husband and wife
(NAME)
101 Mystic Hill Court
(STREET ADDRESS OR ROUTE NUMBER)
Goodlettsville, Tennessee 37072
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
America's Wholesale Lender
(NAME)
100 Mallard Creek Road
(STREET ADDRESS)
Louisville, KY 40207
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
18-7-139

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, Mary Ann Wilt, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jarvis Vaughn and Nannette Vaughn, ~~wife and husband~~ NV JV husband and wife, ~~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:

LAND in Davidson County, Tennessee, being Lot No. 51, on the plan of Charleston Square Subdivision, Section III, as shown on plat of record in Book 6250, Page 435, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mary Ann Wilt, by QuitClaim Deed from Mary B. Stokes and dated October 15, 2001 and recorded April 26, 2002 as Instument # 20020426-0051474, and by QuitClaim Deed from Aaron Micheal Wilson and dated October 23, 2001 and recorded April 26, 2002 as Instrument #20020426-0051473 Register's Office for Davidson County, Tennessee. Being the same property conveyed to Mary Ann Wilt, Mary B. Stokes, and Aaron Micheal Wilson, as tenants in common with right of survivorhip expressly received by QuitClaim deed from Mary Ann Wilt dated November 21, 1996 and recorded December 3, 1996 in Book 10278, Page 488, Register's Office for Davidson County, Tennessee.
Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mary Ann Wilt is signed by her duly appointed Attorney-in-Fact Jim Hudkins by Power of Attorney recorded as Instrument #20020521-0061796, Said Register's Office.
unimproved ( )
This is improved (XX) property, known as 101 Mystic Hill Court, Goodlettsville, TN 37072.

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. Whenever 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 7th day of May, 2002.

Mary Ann Wilt By Jim Hudkins
Mary Ann Wilt by Jim Hudkins, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mary Ann Wilt, a single woman, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 7th day of May, 2002.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of May, 2002.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jim Hudkins, attorney-in-fact for Mary Anne Wilt , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

CAROLYN BARKER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Witness my hand, at office, this 7th day of May, 2002.

My Commission Expires: 1-22-06

Carolyn Barker
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282