Realty 48A

02

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$68,500.00**

Grant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 12/7/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. MEMBER S. FREET

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather R. Steward	**1st Trust Bank For Savings**	**Map 161 - 1A, parcel 71.00 CO**
(NAME)	(NAME)	
5304 Edmondson Pike	**P.O. Box 17257**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Memphis, TN 38187-0257**	
(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, **Richard W. Vaughn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather R. Steward, unmarried and Wayne K. Steward, married**, 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 Unit 5304, No. 1, as shown on the Plat of Danbury, of record in Book 6612, Page 122, Register's Office for Davidson County, Tenenssee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, Page 75, said Register's Office.

Being the same property conveyed to Richard W. Vaughn by deed of record in Book 10739, Page 958, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Master Deed of record in Deed Book 6612, Page 75 and By-Laws of record in Book 6612, Page 107, said Register's office.

unimproved ☐

This is improved ☒ property, known as **5304 Edmondson Pike, Nashville, TN 37211**

(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.

Davidson County DEEDWARR
Recvd: 06/10/02 08:08 2pgs
Fees:13.00 Taxes:253.45
20020610-0069866

Witness **my/our hand(s)** this **30th day of May, 2002**.

Richard W. Vaughn

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 Richard W. Vaughn 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 at Antioch, Tennessee, this 30th day of May, 2002.

Commission expires:
1-29-05

Notary Public