Davidson County DEEDWARR
Recvd: 10/29/02 13:57 2pgs
Fees:13.00 Taxes:253.45

20021029-0132395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 68,500.00

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2002.

Notary Public

My commission expires: My Commission Expires JAN. 29, 2005

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Linda F. Starkey 5014 Bonnameade Drive Hermitage, Tennessee 37076	Same	74-12/148

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, J. ANTHONY VAUGHN, unmarried, and ALAN EDGIN, unmarried (collectively, "GRANTORS") have bargained and sold, and by these presents do transfer and convey unto LINDA F. STARKEY, unmarried ("GRANTEE"), her successors, heirs, and assigns, certain real estate in Davidson County, Tennessee, together with all right, title, and interest of GRANTORS in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 481 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee.

SAID Lot No. 481 fronts 80 feet on the northerly side of Bonnameade Drive and extends back 148.1 feet on the westerly line and 148.55 feet on the easterly line to a dead line, measuring 80 feet thereon.

BEING the same property conveyed to J. ANTHONY VAUGHN and ALAN EDGIN by deed from STEPHINE HAMILTON, GARY HAMILTON, WALTER CLYDE HAMILTON, JR., STEVE HAMILTON AND WALTER CLYDE HAMILTON, SR. & JERRE HAMILTON of record in Book 7717, page 90, Register's Office for Davidson County, Tennessee.

This is improved property located at 5014 Bonnameade Drive, Hermitage, Tennessee, 37076.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: (1) Restrictive covenants contained in instrument of record in Book 3222,

page 154, said Register's Office; and (2) All matters shown on the Plan of record in Book 3300, page 1 and 2, said Register'sffice.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, his successors, heirs, and assigns, forever.

GRANTORS further covenant and bind themselves, their heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, her successors, heirs, and assigns, against the lawful claims of all persons whomsoever.

For purposes of this conveyance, Alan Edgin is one and the same person as Alan D. Edgin set forth in that Specific Power of Attorney dated June 17, 2002, appointing J. Anthony Vaughn, attorney-in-fact, and recorded contemporaneously herewith.

WITNESS our hands this 22nd day of October, 2002.

J. Anthony Vaughn

Alan Edgin by J. Anthony Vaughn Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett, a Notary Public in and for said County and State, the within-named J. ANTHONY VAUGHN, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 22nd day of October, 2002.

JOE VAULX CROCKETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires JAN. 29, 2007

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett, a Notary Public in and for said County and State, the within named J. ANTHONY VAUGHN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney-in-fact on behalf of ALAN EDGIN, who acknowledged that he executed the same as the free act and deed of said ALAN EDGIN.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 22nd day of October, 2002.

JOE VAULX CROCKETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires JAN. 29, 2007

Notary Public
My Commission Expires: _____

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