PREPARED BY:
BALDWIN LAND TITLE. PLLC
717 OLD HICKORY BOULEVARD
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 11/06/02 09:00 2pgs
Fees:13.00 Taxes:592.00

20021106-0136252

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **October, 2002** between **KENNETH VAUGHN and PAMELA VAUGHN, husband and wife** , GRANTOR, and **GERALD W. BOATNER, a married man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Oakwood Subdivision, Phase II, Section I, of record in Plat Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth Vaughn by Quitclaim Deed from Stephanie Vaughn, of record dated 09/17/96 and recorded 09/17/96 in Book 10194, Page 35, and by Warranty Deed in Book 9005, Page 506, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 7981, Page 478, Book 8038, Page 838, Book 8313, Page 17, Book 9781, Page 987, Book 10650, Page 785, Book 9237, Page 1, Book 8323, Page 410, Book 8191, page 323, and Book 8191, Page 324; any and all matters in Plat of record in Plat Book 7900, Page 126; Charter for HOA of record in Book 7954, Page 508 and corrected in Book 8013, Page 624; Articles of Incorporation of HOA of record in Book 7981, Page 474; By Laws of record in Book 7981, Page 519; Judgement of record in Instrument #20020320-0034430; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee."

Pamela Vaughn, spouse of Kenneth Vaughn joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property now or hereafter.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

KENNETH VAUGHN
Signature of Seller

PAMELA VAUGHN
Signature of Seller

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH VAUGHN and PAMELA A VAUGHN, husband and wife, the within names bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, **2002.**

Notary Public

My Commission Expires: 7-30-05

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

GERALD W. BOATNER
2553 OAK FOREST DRIVE
ANTIOCH, TN 37013

Property Address:

2553 OAK FOREST DRIVE
ANTIOCH, TN 37013

Person Responsible for Taxes:

SAME

Parcel #: 149/2/74

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$160,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Carmen Coats
Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of October, **2002.**

Notary Public

My Commission Expires: 7-30-05

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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