PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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W & I Ref: GJ Title No: 44267

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| William Phillip Vaughn<br><br>1124 Brookmeade Drive<br>Nashville, , Tennessee 37204 | **AMSOUTH BANK, ISAOA**<br>**P.O. Box 57046**<br>**IRVINE, CA 92619-7046** |

**TAX MAP-PARCEL NUMBERS:** 131-04-210

Davidson County DEEDWARR
Recvd: 02/21/03 13:49 3pgs
Fees:18.00 Taxes:777.00
20030221-0023418

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$210,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert E. Norman, Sr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Phillip Vaughn, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 12 on the Plan of Duncanwood of record in Book 1424, page 139, Register's Office for said County

Said Not No. 12 fronts 100 feet on the northerly margin of Brookmeade Drive and extends back 148.9 feet on the westerly line and 148.7 feet on the easterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Gordon M. Campbell and wife, Mary V. Campbell by deed from Woodhaven Homes, Inc., of record in Book 1851, page 621, said Register's Office. The said Mary V. Campbell has since died. By Quitclaim Deed of record in Doc. No. 20020409-0043503, Register's Office for Davidson County, Tennessee. Gordon M. Campbell conveyed his interest in subject property to Robert E. Norman, Sr.

Nadine B. Norman, spouse of Robert E. Norman, Sr., joins in this conveyance for the purpose of conveying any and all martial interest in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 139, said Register's Office, which Plan shows a 30 foot minimum building setback line from Brookmeade Drive and a 10 foot easement for public utility purposes along the rear line(s).

This instrument is executed on behalf of Nadine B. Vaughn by Robert E. Norman, Sr. as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

**This is improved property, known as: 1124 Brookmeade Drive, Nashville, Tennessee 37204**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of February, 2003 .

Robert E. Norman, Sr.

Nadine B. Norman
By-Robert E. Norman Sr.
attn. in fact

**State of** TENNESSEE
**County of** DAVIDSON

On this 20th day of February, 2003, before me the undersigned authority, personally appeared **Robert E. Norman,Sr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and ~~deed~~.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

**State of** TENNESSEE
**County of** DAVIDSON

My Commission Expires MAY 30, 2004

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $210,000.00

Affiant

Sworn and subscribed before me this 20th day of February, 2003

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/29/05

Notary Public

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 , **Robert E. Norman, Sr.** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Nadine B. Norman, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 2003

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: My Commission Expires MAY 30, 2004

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## EXHIBIT "A"

**To**

**Warranty Deed**

**FROM: Robert E. Norman, Sr.**

**TO: William Phillip Vaughn**

State of Tennessee
County of Davidson

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robert E. Norman, Sr.

**Robert E. Norman, Sr., Affiant**

Sworn to and subscribed before me this

20th day of February, 2003

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 30, 2004