Davidson County DEEDWARR
Recvd: 06/16/03 15:09 2pgs
Fees:13.00 Taxes:662.30

20030616-0082629

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42095

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of June, 2003

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires MAR 25

PAUL D. MAZER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Wilkinson	Franklin American Mortgage	155-12-A-25
7204 Magnolia Hills	501 Corporate Centre Drive, Suite 400	
Nashville, TN, 37221	Franklin, TN 37067	

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, I/WE,

Melvin Ray Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hunter Wilkinson, unmarried and Cordia Harrington, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows , to-wit:

Being Lot No. 25 as shown on the Plan of Magnolia Hills Subdivision of record in Book 7900, page 782, as amended in Book 7900, page 809, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melvin Ray Vaughn by Deed by Trustee under Foreclosure from J. Timothy Street, Trustee of record in Instrument No. 20020417-0047746, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7204 Magnolia Hills, Nashville, TN 37221

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.

Witness my/our hand(s) this 12th day of June, 2003

~~Oak Valley Corporation~~

BY: _____
Melvin Vaughn
~~President~~

_____

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Melvin Vaughn (aka Melvin Ray Vaughn) & wife Rebecca A. Vaughn

the bargainor, 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 and official seal at Nashville, Tennessee, this 12th day of June, 2003.

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE My Commission Expires MAR 25 20

Notary Public

Commission Expires 3/25/06

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO