Davidson County DEEDWARR
Recvd: 07/23/03 08:49 2pgs
Fees:13.00 Taxes:1073.00
20030723-0102833

1st

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**Michael L. Rankin**
**823 Nanearle Place.**
**Nashville, Tennessee 37220**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Capital Bank & Trust Company**
**1820 West End Avenue**
**Nashville, TN 37203**

| | |
|---|---|
| MAP | **160** |
| GROUP | **2** |
| PARCEL | **19** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Joseph Vaughan, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Michael L. Rankin, unmarried** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. "C" on the Plan of re-subdivision of Lot Nos. 27 and 28, Forest Acres, Section 3, of record in Plat Book 2330, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James Joseph Vaughan, unmarried by deed from B.H. Clark and Kaye Adams Clark, husband and wife of record in Book 11191, page 170, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 823 Nanearle Place., Nashville, Tennessee 37220.

Leigh Ann Vaughan, wife of James Joseph Vaughan, joins in this conveyance for the purpose of conveying all of her right, title, and interest in the subject property, marital or otherwise.

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", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 15th day of July, 2003.

James Joseph Vaughan

Leigh Ann Vaughan

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Joseph Vaughan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leigh Ann Vaughan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04