Davidson County DEEDWARR
Recvd: 08/30/04 14:30 1pgs
Fees:13.00 Taxes:568.14

20040630-0077909

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
4989 Lebanon Pike, # 2A
Old Hickory, TN 37138

WARRANTY DEED

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 1-20-08

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 4989 Lebanon Pike, # 2A, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Deane **716 Oak Creek Drive** **Antioch,TN 37013**	**SAME**	**149-02-0-59**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James D. Vaughn and Michele A. Vaughn, Husband and Wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Deane, an unmarried man

HEREINAFTER CALLED THE GRANTEES, ***His*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Book 6900, Page 935, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James D. Vaughn and wife, Michele A. Vaughn by Deed dated July 27th, 1998, from Randall Gene Apon and wife, Amy Weathers Apon, of record in Book 11058, Page 654, said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **716 Oak Creek Drive, Antioch, TN 37013**

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(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 11th day of June, 2004

James D. Vaughn

Michele A. Vaughn

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 James D. Vaughn and Michele A. Vaughn, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of June, 2004.

Commission Expires:
1-20-08

Notary Public:

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE