This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
9040452

Davidson County DEEDWARR
Recvd: 08/17/04 10:18 2pgs
Fees:13.00 Taxes:314.50
20040817-0099190

Send Tax Bills To:
Irwin Mortgage
400 Interstate N Parkway, Suite 580
Atlanta, GA 30339

New Owner is:
583 Castlegate Drive
Nashville, TN 37217

MAP: 136-14-203.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Felicia G. Samuels and June Samuels**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Derrell Vaughn, an unmarried man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 75A of the Zone Lot Division of Lots 73, 74 and 75 Harbor Gate Subdivision, Section Two, as of record in Plat Book 6900, page 297, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Felicia G. Samuels and June Samuels, tenants in common, from Richard A. Northcutt, Trustee, by Quticlaim Deed dated November 3, 2003 and recorded November 6, 2003 in Instrument No. 200311060163455, Register's Office for Davidson County. Also conveyed to Felicia G. Samuels from Secretary of Housing and Urban Development by deed dated September 29, 2000 and recorded October 2, 2000 in Instrument No. 20001002-0097275, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6221, page 253; Book 6366, page 494; Book 6501, page 550; Book 6540, page 292; Book 6597, page 157; Book 6599, page 984; Book 6886, page 976; and Book 8286, page 848; and all matters of record on plat in Plat Book 6900, page 297; Plat Book 6250, page 33 and Plat Book 6250, page 25, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11 day of August, 2004.

GRANTOR:

Felicia G. Samuels

June Samuels

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Felicia G. Samuels and June Samuels**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11 day of August, 2004.

Notary Public
My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

SWORN TO and subscribed before me this 11 day of August, 2004.

NOTARY PUBLIC

My commission expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN