47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 09/22/07

(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny V. Vaughn	Synovus Mortgage Corp.	Map 74
(NAME)	(NAME)	
2145 Neelys Bend Road	800 Shades Creek Parkway, Suite 350	Parcel 59
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35209,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Gary Dickens, and wife Lori Dickens,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny V. Vaughn, and wife, Pamela F. Vaughn,** 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:

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being bounded generally as follows: North by Bing, East by Ingram and Sutton, South by the remaining property of Forehand, and West by Neely's Bend Road; Being the northern part of a tract of land described in Book 2272, page 149, Register's office for said County, and being described according to a survey by Robert L. Syler, dated October 25, 1971, as follows:

Beginning at a railroad spike in the center line of Neely's Bend Road; thence in an easterly direction 544.50 feet to an iron pin in Sutton's line; thence North 3 degrees 38' 00" East 180.0 feet to an iron pin in Ingram's west line; thence in a westerly direction 544.0 feet to a railroad spike in the center line of Neely's Bend Road; thence southerly with the center line of Neely's Bend Road 180.00 feet to the point of beginning, and containing 2.25 acres, more or less.

Being the same property conveyed to Gary Dickens and wife, Lori Dickens, by deed from Mary E. Sanders of record in Book 6283, page 201, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/21/04 09:10 2pgs
Fees:13.00 Taxes:592.00
20041221-0151390

unimproved ☐

This is improved ☒ property, known as **2145 Neelys Bend Road, Madison, TN 37115**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of December, 2004.

Gary Dickens

Lori Dickens

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY DICKENS, and wife, LORI DICKENS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of December, 2004.

Notary Public

My Commission expires: 09/22/07

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE