WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/05 12:32 2 pgs
Fees:13.00 Taxes:377.81

20050218-0018576

G-USB-05-456

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,110.00

Pamela K. Vaughn
Affiant

Subscribed and sworn to before me, this 16th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 29, 2006
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
William E. Vaughn	U.S. Bank NA	
456 Jessie Drive	(NAME) 4801 Frederica Street	133-12-0-297.00
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHAD A. MAYBRY AND LINDA B. MAYBRY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM E. VAUGHN AND WIFE PAMELA K. VAUGHN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 134 on the Plant of Section Two, Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for said County.

Said Lot No. 134 fronts 75.0 feet on the southerly margin of Jessie Drive and extends back 131.60 feet on the easterly line and 137.00 feet on the westerly line to a dead line in the rear, measuring 83.22 feet thereon.

INCLUDING IN BUT EXPRESSLY EXCLUDED FROM said parcel described herein is a certain tract or parcel of land, described as follows:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Beginning at a point, said point being on the property line between Parcels 297 and 298 on Map 133-12 and on the existing Boundary of a drainage easement, thence North 73 deg. 43 minutes 40 seconds West for 83.10 feet, more or less, to a point on the property line between parcels 296 and 297 on Map 133-12, thence North 16 deg. 35 min. 17 seconds East for 24 feet, more or less, to a point on said property line between Parcels 296 and 297, thence South 67 deg. 15 minutes East for 83.50 feet, more or less, to a point on said property line between Parcels 297 and 298, thence South 15 deg. 21 minutes 20 seconds West for 15 feet, more or less, to the point of beginning therein contained an area of 1638.50, more or less, square feet. This being part of a tract of land belonging to Richard Glenn Davis, Jr. and wife, and conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 6129, Page 684, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chad A. Mabry and Linda B. Mabry, as joint tenants with the specific right of survivorship by Deed dated September 23, 1994 recorded in Book 9475, Page 16, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 5200, Page 62; Book 5071, Page 50; Book 5303, page 873; Book 6380, Page 413, Register's Office for Davidson County.

unimproved ( )
This is improved (X) property, known as 456 Jessie Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of February, 2005.

Chad A. Maybry

Linda B. Maybry

Diane Mabry

Diane Mabry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad A. Maybry and Linda B. Maybry, and Diane Mabry the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 16th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903