This instrument prepared by:
Brenda R. Lehman
Attorney at Law, an employee of
First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

Davidson County DEEDWARR
Recvd: 07/14/05 16:09 3 pgs
Fees:18.00 Taxes:547.60
20050714-0082063

File No.: **2114-872145**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Seventeenth day of June, 2005**, by and between **Kenneth S. Meadows and wife, Robin H. Meadows** parties of the first part, and **Rebecca Vaughn-Lambert, an unmarried woman, and Lavonda N. Hummel** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 11, ON THE PLAN OF HARBOR LANDING, SECTION 2, as shown on plat of record in Book 6250, Page 352, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth S. Meadows and wife, Robin H. Meadows by Warranty Deed from Teryl T. Redwine, unmarried, recorded the 8th day of April, 1999 in Deed Book 11423, Page 581, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kenneth S. Meadows and wife, Robin H. Meadows by Warranty Deed from Teryl T. Redwine, unmarried, recorded the 8th day of April, 1999 in Deed Book 11423, Page 581, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **150-03-0-196.00**

X Improved OR

Unimproved property located at: **3200 Harbor Landing Court, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kenneth S. Meadows

Robin H. Meadows

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth S. Meadows and wife, Robin H. Meadows** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Seventeenth day of June, 2005.**

Notary Public

My Commission Expires: _____

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

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Owner's Name: **Rebecka Vaughn-Lambert**

and Address: **3200 Harbor Landing Court**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**148,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Seventeenth day of June, 2005.**

Notary Public

My Commission Expires: _____

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

The Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 148,000.00