Davidson County DEEDWARR
Recvd: 08/03/05 15:04 3 pgs
Fees:18.00 Taxes:2349.50
20050803-0091246

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $635,000.00.

Affiant

Subscribed and sworn to me on August 1, 2005.

NOTARY PUBLIC

My Commission Expires: 1/24/09

KIMBERLY M. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Box 50-B

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20927SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joan E. Fields 203 South Wilson Blvd. Nashville, TN 37205	Countrywide P.O. Box 660694 Dallas, TX 75266	103-16-37

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, J. Anthony Vaughn and wife, Pamela J. Vaughn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joan E. Fields and husband A. Russell Mason, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of the Rainbow Subdivision of record in Book 421, page 183, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Anthony Vaughn, unmarried, by Deed from Mary Ellen Knott, unmarried, of record in Book 10864, page 26, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 421, page 183, in the Register's Office for Davidson County, Tennessee; and.
4. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 203 South Wilson Blvd., Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on August 1, 2005.

J. Anthony Vaughn

Pamela J. Vaughn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 1, 2005, before me, the undersigned, personally appeared J. Anthony Vaughn to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 1, 2005.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

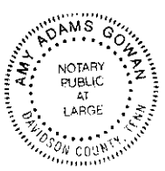
STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 1, 2005, before me, the undersigned, personally appeared Pamela J. Vaughn to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on August 1, 2005.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires: November 25, 2006



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

