Record & Return to: Smith Shuler Assoc
846 Conference Dr. Ste 4
Goodlettsville, TN 37072

This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-967450**

Davidson County DEEDWARR
Recvd: 10/06/05 11:33 4 pgs
Fees:23.00 Taxes:707.25
20051006-0120636

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of September, 2005**, by and between **Geoffrey J. Scanlon and wife, Marianne Scanlon**, parties of the first part, and **Jason E Vaughn**, 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 **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

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

Parcel ID # **142-11-0 161.00**
XX Improved OR
Unimproved property located at: **7226 Mark Drive, Nashville, Tennessee 37221**

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.

Geoffrey J. Scanlon

Marianne Scanlon

STATE OF **TENNESSEE**

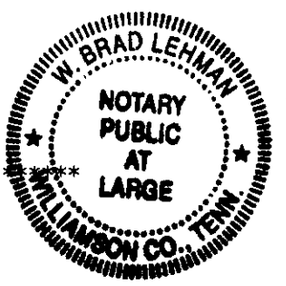
COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Geoffrey J. Scanlon and wife, Marianne Scanlon** 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 **Twenty-seventh day of September, 2005.**

Notary Public

My Commission Expires: 9/4/06



****

Owner's Name: **Jason E Vaughn**

and Address: **7226 Mark Drive**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Wells Fargo Bank, N.A.
11301 Carmel Commons
Blvd., Suite 309
Charlotte, NC 28226

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 **$191,148.00** 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 **Twenty-seventh day of September, 2005.**

Notary Public

My Commission Expires: 3-11-09

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Being Lot No.15 on the Plan of Valley West, Section 7, as of record in Book 5210, page 42.

Said Lot No. 15 fronts 36.24 feet on the southerly margin of Mark Drive and extends back 208.28 feet on the westerly line and 190.31 feet on the easterly line, to a line in the rear on which it measures 131.29 feet.

Being the same property conveyed to Geoffrey J. Scanlon and Marianne Scanlon, husband and wife , by Deed from Tricia T. Hicks, of Record in Book 6487, Page 652, Register's Office for Davidson County, Tennessee.