ADDRESS NEW OWNERS and
SEND TAX BILLS:
JON AARON VAUGHN and wife,
LINDSAY ERIN VAUGHN
1221 Plymouth Avenue
Nashville TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 10/13/05 14:23 2 pgs
Fees:13.00 Taxes:481.00
20051013-0123668

MAP PARCEL NUMBER:
61 - 12 - 66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JAMES D. BURGE and MARY BEVERLY BURGE, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JON AARON VAUGHN and wife, LINDSAY ERIN VAUGHN, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

TRACT I:
Lot No. 43 on the Map showing resubdivision of certain lots of Eastdale Place, a Plan of which is of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 86 feet on the northerly side of Plymouth Avenue and runs back between lines 180 feet, more or less to a dead line and which shows 115.4 feet on it's rear line.

TRACT II:

A tract of land in the resubdivision of Eastdale Place of record in Book 974, Page 23, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake, the northeast corner of Lot No. 43, running thence in a northeasterly direction 121 feet to a stake in Newman Cheek's line; thence in a westerly direction and with said line 129 feet to a stake; thence in a westerly direction and with said line 129 feet to a stake; thence in a line southerly 76.5 feet to a stake, the northwest corner of Lot No. 43; thence on a curve running with the northern line of said Lot No. 43, 115.4 feet to the point of beginning, containing .27 of an acre, more or less.

Being the same property conveyed to James Oscar Burge, III and wife, Mary D. Burge by deed dated January 10, 1985 and recorded January 10, 1985 of record in Book 6472, Page 318, Register's Office for Davidson County, Tennessee. The said James Oscar Burge having predeceased Mary D. Burge. Mary D. Burge died on July 28, 1994, leaving a will of record in Will Book 192, Page 246, Probate Court for Davidson County, TN, naming the Grantors as the beneficiaries of this property.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1221 Plymouth Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 10 day of ~~September~~ October, 2005.

JAMES D. BURGE

MARY BEVERLY BURGE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public, MARY BEVERLY BURGE, to me known to be the person who executed the foregoing instrument in behalf of JAMES D. BURGE, who acknowledged that she executed the same as the free act and deed of said JAMES D. BURGE.

Witness my hand in Hendersonville, Tennessee, this 10 day of ~~September~~ October, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MARY BEVERLY BURGE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and office this 10 day of ~~September~~ October, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

AFFIANT

Subscribed to and sworn before me, this the 10 day of ~~September~~ October, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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