Davidson County DEEDWARR
Recvd: 02/28/06 07:31 2 pgs
Fees:13.00 Taxes:314.50

20060228-0022590

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2006.

Deborah K. Devine

Notary Public
My commission expires: 11/22/08

08-0602-90777

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith Vaughn, III	New Owner	147-01-0-188.00
~~624 Harding Place~~ 4194 Old Hickory Blvd.		
Nashville TN ~~37211~~ 37218		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul I. Hooper and wife, Elsie A. Hooper**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Keith Vaughn, III, married and and Sam P. Vaughn, unmarried, as tenants in common**, hereinafter called the Grantees, their successors and assigns, a 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. 276, on the Plan of Caldwell Hall, Section Two, of record in Book 2900, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Paul I. Hooper and wife, Elsie A. Hooper by deed from B. E. Andrews, an unmarried person, dated 11-30-93 and recorded 9-6-94, of record in Book 9457, Page 635, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 624 Harding Place, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23rd day of February, 2006.

Paul I. Hooper

Elsie A. Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul I. Hooper and Elsie A. Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 23rd day of February, 2006.

State of Tennessee at Large

My Commission expires

11/22/08

