Davidson County DEEDWARR
Recvd: 05/11/06 14:34 3 pgs
Fees:18.00 Taxes:266.40

20060511-0055582

WARRANTY DEED

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES: 1-28-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen R. Iocona	Reliant Bank	MAP 082-08
(NAME)	(NAME)	
234 Hutchings Lane	1724 Carothers Parkway, Ste 400	PARCEL 129.00
(ADDRESS)	(ADDRESS)	
McMinnville, TN 37110	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William G. Vaughn, Jr. and wife, Nancy E. Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen R. Iocona and Christopher R. Louk

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 11 on the Plan of J. R. Love's Subdivision of the Massengale Tract, as of record in Book 547, Page 4, Register's Office for Davidson County, described as follows:

SAID Lot No. 11 fronts 50 feet on the Southerly side of West Eastland Avenue, formerly Cleveland Street, and runs back 211 feet on the Easterly line and 212 feet on the Westerly line to an alley, measuring 50 feet thereon.

INCLUDED in the above described property, but EXPRESSLY EXCLUDED THEREFROM is the following described property have been conveyed to The Nashville Housing Authority by deed of record in Book 3673, Page 255, said Register's Office, as follows:

Land in the City of Nashville, County of Davidson, State of Tennessee, being a portion of Lot No. 11 on the Plan of J.R. Love's Subdivision of the Massengale Tract, as of record in Book 547, Page 4, Register's Office for Davidson County, Tennessee, and further described as follows: BEGINNING at a point on a Northerly margin of a 15-foot alley, said point being the Southwest corner of the above-mentioned property; thence on a line in a Northerly direction a distance of 45.0 feet to a point; thence with a line in an Easterly direction a distance of 50.0 feet to a point, said point being in the Easterly margin of

CONTINUED

unimproved ( )
This is improved (X) property, known as 918 West Eastland Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand to this 5th day of May 2006

William G. Vaughn, Jr.

Nancy E. Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Vaughn, Jr. and wife, Nancy E. Vaughn

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 8th day of May 2006.

Commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

the above-mentioned property; thence in a Southerly direction with the Easterly margin of said property a distance of 45.0 feet, more or less to a point in the Northerly margin of said 15-foot alley; thence in a Westerly direction with the Northerly margin of said alley a distance of 50.0 feet, more or less to the point of beginning, and containing 2,250 square feet, more or less.

Being the same property conveyed to William G. Vaughn, Jr. and wife, Nancy E. Vaughn by Warranty Deed dated May 5, 1984, from The Heirs of William G. Vaughn, being William G. Vaughn, Jr., Linda Gail Greer and Lynn Avis Walls, of record in Book 6287, Page 224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.