Return to:

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00.

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of May, 2006.

Notary Public

My Commission Expires: 12/27/09

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/18/06 10:55 2 pgs
Fees:13.00 Taxes:233.10
20060518-0058397

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Keith Vaughn
117 Prescott Place
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

119-10-A-117 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jonathan R. Norris, unmarried James R. Norris and wife, Dora L. Norris hereinafter referred to as Grantors, hereby transfers and conveys to John Keith Vaughn, unmarried, hereinafter referred to as 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. 117 on the Plan of Prescott Place Condominiums, of record in Book 6200, Page 257, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JONATHAN R. NORRIS, unmarried and JAMES R. NORRIS and wife, DORA L. NORRIS, by Warranty Deed from MARCIA KNIGHT, unmarried, of record in Book 9008, Page 58, Register's Office for Davidson County, Tennessee dated January 2, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water,

electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Prescott Place Condominiums of record in Book 6615, Page 743, as amended in Book 6639, Page 416 and Book 6779, Page 691, said Register's Office.

Lot No. 117, of Prescott Place Condominiums, as created by the Master Deed of recorded in Book 6615, Page 743, as amended in Book 6639, Page 416 and Book 6779, Page 691, together with an undivided percentage interest in the appurtenant common elements, if any

The Plan of record in Plat Book 6200, Page 257, as amended in Book 6250, Page 537, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6615, Page 743, as amended in Book 6639, Page 416 and Book 6779, Page 691, said Register's Office.

By-laws of record in Book 6615, Page 772, said Register's Office.

HOA Charter of record in Book 6773, Page 168, said Register's Office.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 117 Prescott 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of May, 2006.

Dora L. Norris

Jonathan R. Norris

James R. Norris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jonathan R. Norris and James R. Norris and Dora L. Norris, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/15/2006.

Witness my hand and official seal this 15th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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