Return to: Castleman Title
110 Glancy ST., STe. 112
Goodlettsville, TN 37072

This Instrument Prepared by:
B. Anthony Saunders, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, TN 37203

ADDRESS NEW OWNER:
Dian Vaughn
4487 Post Place #94
Nashville, TN 37205

SEND TAX BILL
SAME

MAP AND PARCEL:
103-15-0-B-094.00 CO

Davidson County DEEDWARR
Recvd: 07/05/06 10:46 3 pgs
Fees:18.00 Taxes:737.04
20060705-0079965

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **Sandra J. Roberts,** married (referred to as "Grantor"), has bargained and sold and does hereby transfer and convey unto **Dian Vaughn,** an unmarried woman (referred to as "Grantee"), her heirs and assigns, a certain tract or parcel of land (a condominium unit and all rights to common areas and other rights associated therewith) located in Davidson County, Tennessee, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (referred to as the "Property"). The Property is improved property known as **4487 Post Place, #94, Nashville, Tennessee, 37205.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, her heirs and assigns, forever.

AND Grantor covenants with the Grantee that she is lawfully seized and possessed of the Property in fee simple, that she has good right to sell and convey the same, and that the same is unencumbered, except for: (1) 2006 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, (2) such easements, restrictions, and other matters as appear of record, (3) matters that would be disclosed by an accurate survey of the property; and, (4) applicable zoning restrictions and building codes, and (5) Master Deed of record in Book 5340, Page 70 and corrected by Book 5342, Page 683, Register's Office for Davidson County, Tennessee. Otherwise, Grantor covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 27th day of June, 2006.

SANDRA J. ROBERTS, GRANTOR

PARKER W. DUNCAN joins in the execution of this agreement solely for the purpose of conveying any right, title and interest he may have in the Property by virtue of marriage to Sandra J. Roberts and to consent to the waiver of the homestead exemption.

PARKER W. DUNCAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said State and County duly commissioned and qualified, Sandra J. Roberts, to me known (or who 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, at office, this 27th day of June, 2006.

NOTARY PUBLIC

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: May 22, 2010

My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said State and County duly commissioned and qualified, Parker W. Duncan, to me known (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of June, 2006.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: May 22, 2010

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $199,200.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2006.

Susanne C. Pugh
Notary Public

My Commission expires: May 22, 2010

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

EXHIBIT A

Deed from Sandra J. Roberts, married

to

Dian Vaughn, an individual

(Property Description)

Land in Davidson County, Tennessee, described as follows:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 94 on the plan of Lion's Head Condominium Apartments, of record in Book 5200, Page 82, Register's Office for said County, reference to the record thereof hereby made for full particulars; together with all rights to common areas and other rights associated therewith.

BEING the same property conveyed to Sandra J. Roberts by deed from Fred Gorstein, Aviva Gorstein, David Seth Gorstein and Naomi R. Hillman of record in Book 6942, Page 825, Register's Office for Davidson County, Tennessee.

This is the same description used in the prior deed of record.

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