WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-CBB-06-675

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah J. Greer	Countrywide Home Loans, Inc.	
675 Candlestick Drive (ADDRESS)	3011 Armory Drive, Ste. 120 (ADDRESS)	147-14-0-175.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEN VAUGHN AND WIFE, CARLEE VAUGHN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH J. GREER, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 446, PLAN OF CANDLESTICK FARMS, SECTION FOUR, as shown on plat of record in Plat Book 3600, Page 71, amended in Book 3822, Page 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ben Vaughn and wife, Carlee Vaughn by Warranty Deed from Stan A. Mitchell and wife, Jackie A. Mitchell, recorded on the 2nd day of May, 2001 in Instrument No. 20010502-0045074, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 3811, Page 978; Book 3600, Page 71; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 675 Candlestick Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of June, 2006.

Ben Vaughn

Carlee Vaughn

Davidson County DEEDWARR
Recvd: 07/07/06 08:33 2 pgs
Fees:13.00 Taxes:690.05

20060707-0081408

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben Vaughn and Carlee Vaughn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903