Davidson County DEEDWARR
Recvd: 07/17/06 14:54 2 pgs
Fees:13.00 Taxes:714.10
20060717-0085826

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2006.

Notary Public: Johnna L. Smith
My Commission Expires: 02-22-07

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Felix G. Robles and Maria Robles 1126 Eastdale Avenue Nashville, TN 37216	New Owner	61-11-199

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert T. Vaughn and wife, Lisa Lee Vaughn**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Felix G. Robles and wife, Maria Robles**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 131 on the Map of Eastdale Place, as of record in Book 547, Page 29 and 30, Register's Office for said County, described according to a survey made by Lewis R. Mefford, Jr., Surveyor, December 28, 1960, as follows:

BEGINNING on the Southerly margin of Eastdale Avenue at the corner of Lots Nos. 131 and 132; thence with a line between said two lots South 15 deg. 20 min. West 170 feet; thence North 15 deg. 08 min. West 78.89 feet; thence North 15 deg. 20 min. East 130 feet to the Southerly margin of Eastdale Avenue; thence with the margin of the same South 74 deg. 40 min. East 68 feet to the beginning.

BEING the same property conveyed to Robert T. Vaughn by Warranty Deed from Charles A. White and wife, Freda W. White, dated December 28, 1990, recorded January 8, 1991, in Book 8271, Page 695, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 547, Page 29 and 30, Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement to Metropolitan Government easement set forth in the instrument recorded in Book 4277, Page 920, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $1725.92 not yet due and payable.

Title to any portion of said land lying within the bounds of any road or highway.

Any inaccuracy in the area, square footage acreage of the land described in Schedule A. The Company does not insure the area, square footage or acreage of the land.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1126 Eastdale Avenue, Nashville, TN 37216

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 6th day of July, 2006.

Robert T. Vaughn

Lisa Lee Vaughn

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Robert T. Vaughn and Lisa Lee Vaughn**, the bargainor(s), 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 6th day of July, 2006.

Commission Expires: 09/22/07

Notary Public: Johnna E. Smith

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075