76-1-310

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/28/06 11:25 2 pgs
Fees:13.00 Taxes:411.63

20060728-0091454

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of July, 2006 by and between **Robert William Moseley, an unmarried man**, hereinafter referred to as GRANTOR, and **Sherry A Vaughn, individual,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being all of Lot No. 424, Candlestick Farms, Section 4, as shown on survey and plat of same in Book 3600, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Candlestick Farms, Section 4, of record in Plat Book 3600, page 71, Register's Office for said County.

2) Restrictions of record in Book 3811, page 978; Book 3822, page 71; and Book 3822, page 75, Register's Office for said County.

Being the same property conveyed to Robert William Moseley, unmarried by Warranty Deed from Nancy Moseley Bragg and Jerry F. Moseley and Kathy Moseley Ezell, dated June 19, 1998, of record in Book 10991, page 780, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **679 Brewer Dr., Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert William Moseley

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Robert William Moseley, an unmarried man, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of July, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Sherry A Vaughn
679 Brewer Dr., Nashville, TN 37211

Send Tax Statements to:
American Home Mortgage
538 Broadhollow Road
Melville, NY 11747

Map & Parcel 147.14-0-144.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $111,250.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of July, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-390