03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

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

Notary Public
My commission expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0608-34014

Address of New Owner:	Send Tax Bills to:	Tax Information
Greg Phillips 307 Emery Drive Nashville TN 37214	NEW OWNER	95 - 12 - 101

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Albert E. Vaughn, individually, and Albert Englert Vaughn, Sr., Trustee of the Vaughn Joint Revocable Living Trust Agreement U/A/D July 25, 2001, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Greg Phillips and wife, Carol D. Phillips, hereinafter called the Grantees, their successors 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. 19, on the Plan of Lakeland, of record in Book 2133, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Albert E. Vaughn and wife, Belva Anne Vaughn by deed from Victoria A. Goins, dated 8-12-91, recorded 8-13-91, of record in Book 8419, Page 601, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Albert Englert Vaughn, Sr. and Belva Anne James Vaughn, Trustees of the Vaughn Joint Revocable Living Trust Agreement U/A/D/ July 25, 2001, by quitclaim deed from Albert E. Vaughn and wife, Belva Anne Vaughn, dated 7-25-01, recorded 8-23-01, of record in Instrument No. 20010823-0090967, Register's Office for Davidson County, Tennessee. Albert E. Vaughn and Albert Englert Vaughn, Sr., are one and the same person. Belva Anne Vaughn and Belva Anne James Vaughn are one and the same person. Belva Anne James Vaughn having since died in February 2004.

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.

This property is improved property known as 225 Emery Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 09/11/06 15:33 2 pgs
Fees:13.00 Taxes:481.00

20060911-0112479

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 6th day of September, 2006.

Albert E. Vaughn, individually

Albert Englert Vaughn, Sr., Trustee of the Vaughn Joint Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Albert E. Vaughn, individually, and Albert Englert Vaughn, Sr., as Trustee of the Vaughn Joint Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacities stated and for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of September, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09