06-1-640

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

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

Davidson County DEEDWARR
Recvd: 11/28/06 12:54 2 pgs
Fees:13.00 Taxes:440.30

20061128-0146707

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of November, 2006 by and between Sherry A Vaughn, hereinafter referred to as GRANTOR, and Ricky D Willis, Sr., hereinafter referred to as GRANTEE. *married

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 Restrictions of record in Book 3811, page 978, as amended in Book 3822, page 71 and as amended in Book 3822, page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherry A. Vaughn, individual, by Warranty Deed from Robert William Moseley, an unmarried man, dated July 20, 2006, recorded July 28, 2006, of record in Instrument 20060728-0091454, Register's Office for Davidson County, Tennessee.

Previously 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, recorded June 25, 1998, of record in Book 10991, page 780, said Register's Office.

This is [X] improved [ ] unimproved property known as: 679 Brewer Drive, 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.

Sherry A. Vaughn

Sherry A Vaughn

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Sherry A Vaughn, 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 22nd day of November, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Ricky D Willis, Sr.
679 Brewer Drive, Nashville, TN 37211

Send Tax Statements to:

New Owner

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 $119,000.00 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 22nd day of November, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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