Davidson County DEEDWARR
Recvd: 06/14/07 08:39 2 pgs
Fees:13.00 Taxes:55.50
20070614-0071148

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Robert A. Warner, Sr.
Suzanne G. Warner
714 Falcon Drive
Madison, TN 37115

SEND TAX BILL:

New Owner

MORTGAGEE:
None

MAP AND PARCEL:
MAP 61-3
PARCEL 206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George A. Vaughn, Successor Trustee to Evelyn Overton Vaughn, Trustee of The Evelyn Overton Vaughn Living Trust, established by the Revocable Trust Agreement of Evelyn Overton Vaughn, dated October 16, 2003 Trust**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Robert A. Warner, Sr. and wife, Suzanne G. Warner**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 1st Revision, Vaughn Subdivision, Re-subdivision of Lot No. 12, Bradford Heights, as of record in Instrument No. 20070530-0064096, revised in Instrument No. 20070612-0070133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Evelyn Overton Vaughn, Trustee of The Evelyn Overton Vaughn Living Trust, established by the Revocable Trust Agreement of Evelyn Overton Vaughn, dated October 16, 2003, by deed from Evelyn Overton Vaughn, dated March 10, 2004, of record in Instrument No. 20040316-0029592, Register's Office for Davidson County, Tennessee. The said George A. Vaughn is the Successor to Evelyn Overton Vaughn as Trustee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and will be paid by the Grantor, and such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as 4827 Grinstead Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that the Grantor is lawfully

seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 13th day of June, 2007.

The Evelyn Overton Vaughn Living Trust, established by the Revocable Trust Agreement of Evelyn Overton Vaughn, dated October 16, 2003

BY: George A. Vaughn
George A. Vaughn, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared George A. Vaughn, Trustee of The Evelyn Overton Vaughn Living Trust, established by the Revocable Trust Agreement of Evelyn Overton Vaughn, dated October 16, 2003 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13th day of June, 2007.

Catherine H. Gwyn
Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $15,000.00.

Robert A Vaughn
AFFIANT

Subscribed and sworn to before me
this 13th day of June, 2007.

Catherine H. Gwyn
NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009