Davidson County DEEDWARR
Recvd: 06/19/07 14:34 2 pgs
Fees:13.00 Taxes:565.73

20070619-0073369

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Rigoberto M. Vigil and Maria G. Vigil	New Owner	Map/Parcel
4425 Ponce de Leon Blvd. 4th Floor		162-09-0-160.00
Coral Gables, FL 33146		07-05-12971

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledge, **Michial D. Vaughn, Sr., a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Rigoberto M. Vigil and Maria G. Vigil, husband and wif,e, as Joint Tenants** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 133, SECTION 5, HICKORY VIEW, as shown on plat of record in Plat Book 6900, page 868, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Bryant F. Brewer and wife, Dorothy M. Brewer to Michial D. Vaughn, Sr., a single person as recorded on the 19th day of December, 2006 in Instrument No. 20061219-0156312 and Warranty Deed from Leslie Wayne Gregory, Administrator of the Estate of Stephen Patrick Gregory, deceased to Bryant F. Brewer and wife, Dorothy M. Brewer as recorded on the 7th day of May, 1990, in Book 8104, page 298, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 6900, page 868, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantees.
3. Covenants, Conditions, & Restrictions of record in Book 7802, page 491, Register's Office for Davidson County, Tennessee.
4. Easement for Sanitary Sewer recorded in Book 8614, page 854, Register's Office for Davidson County, Tennessee.
5. Easement for Water Main recorded in Book 8614, page 929, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 900 Ashmont Circle, Nashville, TN 37211

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
The actual consideration or value, whichever is greater for this transfer is $152,900.00

June Ballard
Affiant

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008

Subscribed and sworn to before me this 15th day of June, 2007

My Commission Expires: 4/21/08

Rachael A. Alexander
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of June, 2007.

By: _____
Michial D. Vaughn, Sr.

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Michial D. Vaughn, Sr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2007.

_____
Notary Public

Fran Y. Oroson
State of Tennessee
Notary Public
Davidson County

My Commission Expires
03/21/2009

My commission expires: _____