Return To:
This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070307

Davidson County DEEDWARR
Recvd: 06/28/07 15:27 2 pgs
Fees:13.00 Taxes:958.30
20070628-0077507

Send Tax Bills To:
First Magnus Financial Corp.
1745 Shea Center Drive, Ste. 350
Highlands Ranch, CO 80129

New Owner is:
John Hill and wife, Michelle Hill
2215 Callis Road
Lebanon, TN 37090

MAP: 173-04, GROUP A

PARCEL: 202.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Frederick L. Vaughn, a single person**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Hill and wife, Michelle Hill**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5224 Ridgefalls Way, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 202 on the Plan of Oak Highlands, Phase Two as of record in Instrument Number 199912130302267 and Surveyor's Certificate of Correction of record in Instrument Number 200009130091246, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Frederick L. Vaughn, a single person, by Deed from Robert Creecy, a single man and Russell H. Bowlin, a single man, as joint tenants with right of survivorship, by Deed dated July 16, 2004, filed for record on July 23, 2004, of record in Instrument Number 200407230088556, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25th day of June, 2007.

GRANTOR(S):

FREDERICK L. VAUGHN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Frederick L. Vaughn , a single person** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 25th day of June, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$259,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 25th day of June, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires:_____