Davidson County DEEDWARR
Recvd: 07/24/07 07:54 3 pgs
Fees:18.00 Taxes:377.40
20070724-0087472

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07700240

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$102,000.00 Janet McAlister
Affiant

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20 **day of July, 2007**
Mary J Rucker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lee **3111 Oxford Street** **Nashville, TN 37216**	Lehman Brothers Bank, FSB 400 Professional Drive Gaithersburg, MD 20879	**072-07-0-141.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Vaughn and wife, Cassie Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Lee, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1, on the Plan of Resubdivision of a portion of Lots 62 and 63, Kenmore Place, as shown on plat of record in Instrument No. 200411150136949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael Vaughn and wife, Cassie Vaughn by Warranty Deed from Carter E. Bolling, unmarried, dated 4-22-05 and recorded 4-25-05 in Instrument Number 200504250045643, Register's Office for Davidson County, Tennessee.

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.

Unimproved ( )
This is improved (X) property known as **3111 Oxford Street, Nashville, TN 37216**
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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 20th day of July, 2007.

Michael Vaughn by Jim Sellers his attorney in fact

Michael Vaughn by Jim Sellers his attorney in fact

Cassie Vaughn by Jim Sellers her attorney in fact

Cassie Vaughn by Jim Sellers her attorney in fact

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby certify that on this 20th day of July, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jim Sellers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the attorney in fact for Michael Vaughn and Cassie Vaughn and that he is authorized by Michael Vaughn and Cassie Vaughn to execute this instrument on her behalf.

Witness my hand and official seal at Smyrna, Tennessee, this 20th day of July, 2007.

Commission Expires: 8/16/08

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

Notary's Seal (If on paper)

