THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 29604B

Davidson County DEEDWARR
Recvd: 11/15/07 09:29 2 pgs
Fees:13.00 Taxes:343.73
20071115-0133927

MAP/GROUP/PARCEL: 052-02-0/020.00

NEW OWNER'S NAME AND ADDRESS:
TRACEY VAUGHAN
404 LANIER DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
Guaranty Trust Company
P.O. Box 1218
Murfreesboro, TN 37129

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **WAYNE RANKHORN ALSO KNOWN AS CECIL WAYNE RANKHORN, A MARRIED MAN,** hereinafter called Grantor, does hereby transfer and convey unto, **TRACEY VAUGHAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LOT NUMBER 23 OF BLOCK "E" ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION OF RECORD IN BOOK 1130, PAGE 85, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NUMBER 23 FRONTS 50 FEET ON THE NORTHWESTERLY SIDE OF LANIER DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 300 FEET TO A DEAD LINE.

The subject property is improved property known as 404 LANIER DRIVE, MADISON, TN 37115.

BEING the same property conveyed to Wayne Rankhorn herein by deed of record in Instrument Number 20070823-0100849, Register's Office for DAVIDSON County, Tennessee. Neither the Grantor or his spouse has ever lived on said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Wayne Rankhorn by Dalette Rankhorn as attorney in fact

WAYNE RANKHORN A/K/A CECIL WAYNE RANKHORN
BY: DALETTE RANKHORN, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Dalette Rankhorn, to me known to be the person who executed the foregoing instrument in behalf of Wayne Rankhorn a/k/a Cecil Wayne Rankhorn, and acknowledged that she executed the same as the free act and deed of the said Wayne Rankhorn a/k/a Cecil Wayne Rankhorn, pursuant to a Power of Attorney which appears of record in Instrument Number 20071115-0133926, in the Register's Office for Davidson County, Tennessee.

DONE at offices in Hendersonville, Tennessee on this the 14th day of November, 2007.

Brenda Shelby
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-19-11

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $92,900.00.

Karen Kelley
AFFIANT

Sworn to and subscribed before me, this the 14th day of November, 2007.

Patricia Nicholls
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/24/09

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.