THIS INSTRUMENT PREPARED BY:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/02/08 10:31 4 pgs
Fees:23.00 Taxes:505.05
20080402-0032942

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
DAVID E. VAUGHN 422 GATES ROAD GOODLETTSVILLE, TN 37072	SAME	03308003800

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, Bobby J. Morris and Geneva Morris Cormany, a/k/a Mary Geneva Cormany, a life estate tenant, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David E. Vaughn and wife, Debra J. Vaughn, hereinafter called the Grantees, their heirs and assigns, that 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. 187 on the Plan of Gatewood, Section I, as of record in Book 3300, page 51, Register's Office for said County. Said Lot fronts 105 feet on the southeasterly side of Gates Road and runs back 147 feet on the southwesterly line and 95 feet on the northeasterly line to a dead line in the rear, which is a broken line, on which it measures 129.5 feet.

Being the same property conveyed to Bobby J Morris and Geneva Morris Cormany, retaining a life estate from Geneva Morris Cormany by Quitclaim Deed dated 02/14/2007 of record in Instrument #20070214-0018977, Register's Office for Davidson County, Tennessee.

This is improved property known as: 422 Gates Road Goodlettsville, TN 37072

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. Whenever 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 28th day of March, 2008.

BOBBY J. MORRIS

GENEVA MORRIS CORMANY
A/K/A MARY GENEVA CORMANY
BY: BOBBY J. MORRIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby J. Morris, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 28th day of March, 2008.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby J. Morris, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Geneva Morris Cormany, a/k/a Mary Geneva Cormany, as his/her Attorney in Fact, as the free act and deed of the within Geneva Morris Cormany, a/k/a Mary Geneva Cormany. (See Attached Exhibit "A", Power of Attorney)

Witness my hand and seal, this 28th day of March, 2008.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $136,500.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 2008.

NOTARY PUBLIC

KAREN D. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-7-11

THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

Davidson County POA
Recvd: 04/02/08 09:58 2 pgs
Fees:12.00 Taxes:0.00
20080402-0032869

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **GENEVA MORRIS CORMANY A/K/A MARY GENEVA CORMANY**, has made constituted and appointed **BOBBY J MORRIS**, my true and lawful attorney for me, and in my name, place and stead to execute a Settlement Statement, Warranty Deed, and all other documents incidental thereto required by lender for the sell of the property located at 422 Gates Road, Goodlettsville, Tennessee 37072, further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Gatewood, Section I, as of record in Book 3300, page 51, Register's Office for said County. Said Lot fronts 105 feet on the southeasterly side of Gates Road and runs back 147 feet on the southwesterly line and 95 feet on the northeasterly line to a dead line in the rear, which is a broken line, on which it measures 129.5 feet.

Being the same property conveyed to Bobby J Morris and Geneva Morris Cormany, retaining a life estate from Geneva Morris Cormany by Quitclaim Deed dated 02/14/2007 of record in Instrument #20070214-0018977, Register's Office for Davidson County, Tennessee.

And to perform all and every other act or acts, thing or things in law needful and necessary to be done in connection with the providing of the security interest as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by my said attorney by virtue hereof. This Specific Power of Attorney was executed on this 28th day of March, 2008, and shall not terminate upon the disability or incapacity of the principal.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 28th day of March, 2008.

Mary Geneva Cormany
GENEVA MORRIS CORMANY
A/K/A MARY GENEVA CORMANY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named **GENEVA MORRIS CORMANY A/K/A MARY GENEVA CORMANY**. the bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 28th day of March, 2008.

Sondra Reece
NOTARY PUBLIC

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/28/2012

I, Michael P. Davis 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.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009