Davidson County DEEDWARR
Recvd: 04/02/08 14:29 2 pg
Fees:13.00 Taxes:1359.75

20080402-0033304

BOX 13
#14142

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $367,500.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2008.

Heidi Jo Clayton
Notary Public
My Comm Exp 07/25/09
State Of TENNESSEE
Davidson County

Notary Public
My commission expires: 7/25/09

15-0803-151383

Address of New Owner:	Send Tax Bills to:	Tax Information
David R. Carley, Jr. 5900 Seven Points Trace Hermitage TN 37076	Franklin American Mortgage 501 Corporate Centre Drive Ste 400 Franklin TN 37067	098-13-0-C 061.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry James Vaughn, Carol Anne Vaughn, and Natalie Jean Vaughn-Markey, Successor Co-Trustees of the Albert Englert Vaughn, Sr. Trust, successor in trust to the Albert Englert Vaughn, Sr. and Belva Anne Vaughn Irrevocable Living Trust u/a dated July 25, 2001, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David R. Carley, Jr., unmarried and Cheryl A. Troxel, unmarried, hereinafter called the Grantees, their successors 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. 41, on the Plan of The Meadows of Seven Points, Section 2, of record in Instrument No. 20010726-0079443, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Albert E. Vaughn,Sr and wife, Belva Anne James Vaughn, Trustees of the Irrevocable Living Trust Agreement dated July 25, 2001 by deed from Frank Batson Homes, Inc., dated February 6, 2002, recorded February 11, 2002, of record in Instrument No. 20020211-0018133, Register's Office for Davidson County, Tennessee. Belva Anne Vaughn having predeceased Albert Englert Vaughn, Sr., and pursuant to the trust agreement the successor in trust being the Albert Englert Vaughn, Sr. Trust. Pursuant to an amendment to said trust dated February 14, 2006, Larry James Vaughn, Carol Anne Vaughn, and Natalie Jean Vaughn-Markey were appointed successor co-trustees.

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.

This property is improved property known as 1301 Fishers Meadow Court, Hermitage, TN 37076, a/k/a 5900 Seven Points Trace, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of March, 2008.

Larry James Vaughn
Successor Co-Trustee

Natalie Jean Vaughn-Markey
Successor Co-Trustee

Carol Anne Vaughn
Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry James Vaughn, Carol Anne Vaughn, and Natalie Jean Vaughn-Markey, Successor Co-Trustees of the Albert Englert Vaughn, Sr. Trust, successor in trust to the Albert Englert Vaughn, Sr. and Belva Anne Vaughn Irrevocable Living Trust u/a dated July 25, 2001, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 27th day of March, 2008.

JENNIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010