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This Form furnished by: **SIEW-LING SHEA, ATTORNEY, ROGERS & ASSOCIATES**

FROM:
DANNY L. VAUGHN

TO:
SELINA C. VAUGHN

Davidson County DEEDQC
Recvd: 06/18/08 14:28 3 pgs
Fees:17.00 Taxes:0.00
20080618-0062819

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
SELINA C. VAUGHN 1813 Woodland Farms Court Old Hickory, Tennessee 37138	"SAME"	64-8 A 88

STATE OF TENNESSEE }
COUNTY OF Davidson}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Fourth Court for Davidson County, Tennessee, Docket No. 08D-809

Selina C. Vaughn
SELINA C. VAUGHN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th, DAY OF June, 2008.

Siew-Ling Shea
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 14, 2009
(AFFIX SEAL)

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
Rogers & Associates
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

SIEW-LING SHEA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, **DANNY L. VAUGHN,** do hereby Quitclaim to **SELINA C. VAUGHN**, all my marital interest in said real property, if any, as described below:

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot No.50 on the plan of Section Three, Merritt Downs, R10, Cluster Lot Subdivision, of record in Instrument No. 20040629-0076758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation, by Warranty Deed dated January 6, 2004, from Gilbert S. Merritt, Jr., of record in Instrument No. 20040107-0002886, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Selina C. Vaughn and husband, Danny L. Vaughn, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, of record under instrument number 20050728-0088346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Property taxes for the current year and all subsequent years; (2) Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20010604-0057881; 20040716-0085315; 20010702-0069864, said Register's Office; (3) By-Laws of record in Instrument No. 20010608-0060786, said Register's Office; (4) The Plan of Record in Instrument No. 20040629-0076758, said Register's Office, and all matters therein; (5) Stormwater Detention Agreement of record in Instrument No. 20010119-006024 and 20001208-0121300, said Register's Office; (6) Quitclaim Deed for common areas and open spaces of record in Instrument No. 20040716-0085316, said Register's Office; (7) Charter for Merritt Downs HOA of record in Instrument No. 20010608-0060785 and 20011127-0129417, said Register's Office.

This conveyance is further subject to (1) All restrictions of record (2) All easements of record (3) All visible easements (4) All matters appearing on the plan of record (5) All applicable Governmental and Zoning regulations and (6) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 08D-809

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Rogers and Associates shall have no liability for the status of the title to the property or the accuracy of such information.

This is improved real property, known as: 1813 Woodland Farms Court, Old Hickory, TN 37138

IN WITNESS WHEREOF I have hereunto set my hand on this the 29 day of May, 2008.

DANNY L. VAUGHN

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Julie O. Grubbs, a Notary Public in and for said County and State, the within named, DANNY L. VAUGHN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 29th day of May, 2008.

Julie O. Grubbs
NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 03/20/10.
DATE