Davidson County DEEDWARR
Recvd: 12/04/08 09:24 2 pgs
Fees:13.00 Taxes:329.30
20081204-0117518

WARRANTY DEED

AT-20080229

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of November, 2008.

Notary Public

(Affix Seal)

My Commission Expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lorel E. Burns and Veronica W. Burns	Suntrust Mortgage, Inc.	092.13-0-190.00
3406 Elkins Avenue	1001 Semmes Avenue	
Nashville, TN 37209	Richmond, VA 23224	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Derrell Vaughn and Jarvis Vaughn**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lorel E. Burns, a single person and Veronica W. Burns, a married person**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 5 of Block 16 on the Plan of Charlotte Park Company Second Addition, as of record in Book 57, page 160 and 161, Register's Office for Davidson County, Tennessee, and further described as follows;

Said Lot no. 5 fronts 50 feet on the northerly side of Elkins Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Derrell Vaughn and Jarvis Vaughn from Mable parker Vaughn by Quitclaim Deed dated June 22, 2007 and recorded June 26, 2007 in Instrument #20070626-0076126, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3406 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 18th day of November, 2008

Derrell Vaughn

Jarvis Vaughn

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Derrell Vaughn and Jarvis Vaughn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 18th day of November, 2008.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, 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.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:_____