WARRANTY DEED

ET-08-1123

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Ian B. Davlin	First Tennessee Bank (NAME)	84-11-77.00
2249 Maplecrest Drive (ADDRESS)	165 Madison Avenue, 8th Floor (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DUWAYNE D. VAUGHN, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IAN B. DAVLIN, AN UNMARRIED MAN, 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:

Land in Davidson County, Tennessee, being Lot 34, MAPLECREST, as shown on plat of record in Plat Book 1835, Page 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to DuWayne D. Vaughn by Deed from Samuel T. Robinson and wife, Susan Marie Robinson, recorded on the 2nd day of December, 1996 in Book 10275, Page 166, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrctions and easements of record if any; including those listed in Plat Book 1835, Page 28; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2249 Maplecrest Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of January, 2009.

DuWayne D. Vaughn

Sun Ok Ha

Davidson County DEEDWARR
Recvd: 01/22/09 12:31 2 pgs
Fees:13.00 Taxes:480.63
20090122-0005493

STATE OF Tennessee
COUNTY OF Wilson

On this the 20th day of January, 2009, before me personally appeared DuWayne D. Vaughn and Sun Ok Ha to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of January, 2009.

Beverly J. Heatherly

Notary Public

My Commission Expires: 01-14-11

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520