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Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

TAX IDENTIFICATION: 103-04-0-259.00

SEND TAX BILLS TO
Owner

NAME AND ADDRESS OF NEW OWNERS
Charles F. Caudell
1305 8th Avenue South
Nashville, TN 37203

Prepared From Information Furnished
by the Parties by:
Phillip M. George, Attorney at Law
P. O. Box 467
Smyrna, TN 37167

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, the undersigned, **JOHN R. VAUPEL and WILLIAM E. VAUPEL, Co-Conservators for EVELYN PROCTOR VAUPEL, unmarried,** have bargained and sold and do by these presents hereby transfer unto **JEFFERY C. MADDOX, JAMES C. WOODARD II and CHARLES F. CAUDELL III,** their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 29 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 100 feet on the southerly side of Colorado Avenue, formerly 9th Street or Avenue, and runs back between lines 164.4 feet to an alley.

Being property conveyed to Evelyn Proctor Vaupel, by deed from Marguerite Vaupel Pruett et al appearing of record in Book 6390, page 474, as corrected in Book 9579, page 409, both of the Register's Office of Davidson County, Tennessee. See Order appointing John R. Vaupel and William E. Vaupel as Co-Conservators of Evelyn Proctor Vaupel entered in the Seventh Circuit Court for Davidson County, Tennessee, 20th Judicial District, sitting at Nashville, Probate Division, Case No. 07P-1115.

This conveyance is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property, and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 01/27/09 10:54 3 pgs
Fees:18.00 Taxes:925.00
20090127-0006997

Grantors covenant with the said Grantees herein that Grantors are lawfully seized and possessed of said real estate; that Grantors have a good right to convey same; and, same is unencumbered except by the current year property taxes which taxes have been prorated between the parties.

Grantors further covenant and bind themselves to warrant and forever defend the title to said land to the Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, this 23RD day of January, 20 09.

JOHN R. VAUPEL
Co-Conservative for Evelyn Proctor Vaupel

WILLIAM E. VAUPEL
Co-Conservator for Evelyn Proctor Vaupel

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named John R. Vaupel and William E. Vaupel, Co-Conservators for Evelyn Proctor Vaupel, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 23RD day of January, 20 09.

My commission exp.: 9/16/2012

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of January, 20 09.

My commission exp.: 7-2-12

Notary Public

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY