WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

LAURA D PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

P-RM-09-5671

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Vaughan	Regions Bank	
5671 Amalie Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35244	16111002200
(CITY) (STATE) (ZIP)	(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 JEAN GARRETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNA VAUGHAN, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of HUNTINGTON PARK, SECTION THREE, of record in Plat Book 4460, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to PERRY H. GARRETT AND WIFE, JEAN H. GARRETT by deed from BOB POTTER COMPANY of record in Book 4864, Page 245 on 10/25/1974 and filed for record on 10/29/1974, Register's Office for DAVIDSON County. Being the same property conveyed to JEAN H. GARRETT by deed from PERRY H. GARRETT AND WIFE, JEAN H. GARRETT, AND LAURIE BINKLEY, TRUSTEE of record in Book 5426, Page 304 on 04/20/1979 and filed for record on 04/26/1979, Register's Office for DAVIDSON County.
Being the same property conveyed to JEAN GARRETT by deed from WILBURN E. HOOD of record in Instrument 200303270040203 on 03/24/2003 and filed for record on 03/27/2003, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2009 property taxes, which have NOT been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 4460, page 68; Book 4577, page 789, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5671 AMALIE DRIVE, NASHVILLE, Tennessee 37211-5910
(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 18th day of September, 2009.

Jean Garrett

BILL GARRETT, Davidson County
Trans:T20090065761 DEEDWARR
Recvd: 09/28/09 10:34 2 pgs
Fees:13.00 Taxes:514.30

20090928-0089699

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 18th day of September, 2009, before me personally appeared Jean Garrett 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 18th day of September, 2009.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959