THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2367

BILL GARRETT, Davidson County
Trans:T20100001233 DEEDQC
Recvd: 01/07/10 10:15 2 pgs
Fees:12.00 Taxes:0.00
20100107-0001524

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hozell Anderson and Rosia Sawyer formerly known as Rosia Anderson, both unmarried,** hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **James Vaughn and Mary E. Anderson, both unmarried,** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 78 on the Plan of Echo Hill Subdivision, Section Two, of record in Plat book 6900, page 791, Register's Office for Davidson county, Tennessee, to which Plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Hozell Anderson and wife, Rosia Anderson By Warranty Deed from L.H. Craig and wife, Dorothy J. Craig, of record in Book 9469, page 545, and recorded September 20, 1994.

This is improved property known as 388 Solitude Circle, Goodlettsville, TN 37072.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD the said land unto Grantee, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but no further or otherwise.~~

WITNESS Grantor's hand this 31st day of December, 2009.

Witness

Rosia Sawyer {SEAL}

Hozell Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of December, 2009, before me, the undersigned officer duly commissioned and qualified, personally appeared Hozell Anderson and s Rosia Sawyer, known to be (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

New Owner and Person responsible for taxes:
~~Hozell Anderson~~ JAMES VAUGHN AND
388 Solitude Circle MARY E. ANDERSON
Goodlettsville, TN 37072

MAP & Parcel # 33-6A-36 CO

Affiant:

Subscribed and sworn to before me this 31st day of December, 2011.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 1-23-2011