Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Hamor, III	NEW OWNER	MAP 150-09-B
512 Forest Pointe Place		PARCEL 512.00 CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Clifford G. Vaughn, Jr. unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John B. Hamor, III**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 512* as shown on the Second Amendment to Master Deed of Forest Pointe Condominium of record in Book 7801, page 463, amended in Book 8050, page 853 and further amended in Instrument No. 200307120097022, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. *on Plan of Second Revision, Forest Pointe Condominiums, of record in Book 7900, page 281 and Being the same property conveyed to Clifford G. Vaughn, Jr., by deed from Dana A. Ballou, unmarried of record in Book 10271, page 540, Registers office for Davidson County, Tennessee, dated November 25, 1996.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **512 Forest Pointe Place, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this the 10th day of March, 2010.

Clifford G. Vaughn, Jr.

BILL GARRETT, Davidson County
Trans:T20100014408 DEEDWARR
Recvd: 03/11/10 08:12 2 pgs
Fees:13.00 Taxes:359.64

20100311-0018515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clifford G. Vaughn, Jr.** the bargainor -, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor -, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of March, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of February, 2010.

My Commission expires _____

_____
Notary Public