WARRANTY DEED

G-VRE-10-1411

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mandy McNeil	Mandy McNeil	
1411 Stratton Avenue	(NAME) 1411 Stratton Avenue	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	83-5-397.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT L. VAUGHN AND DONNA M. VAUGHN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MANDY MCNEIL AND HUSBAND, JOHN MCNEIL, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING PART OF LOT NO. 8 ON THE SUBDIVISION OF THE C.F. ORDWAY HOME PLACE OF RECORD IN BOOK 57, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A MAP THEREOF, MADE JULY 24, 1920, BY ERLE DRAKE, COUNTY SURVEYOR, AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF STRATTON AVENUE, 293.7 FEET WESTERLY FROM THE WESTERLY MARGIN OF 15TH STREET; THENCE WESTERLY WITH SAID AVENUE, 50.0 FEET TO MCQUIDDY'S SOUTHEAST CORNER; THENCE NORTHERLY WITH MCQUIDDY'S EAST LINE, 79.0 FEET, CONTINUING WITH HIS LINE, EASTERLY 3.0 FEET, CONTINUING WITH HIS EAST LINE, NORTHERLY 96.0 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY, THENCE WITH SAID ALLEY, EASTERLY 44.5 FEET; THENCE SOUTHERLY 174.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. VAUGHN AND WIFE, DONNA M. VAUGHN BY WARRANTY DEED FROM CHARLES T. CRAWFORD, UNMARRIED, RECORDED ON THE 29TH DAY OF FEBRUARY, 2000 IN INSTRUMENT NO. 200002290019780, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1411 Stratton Avenue, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20100018752 DEEDWARR
Recvd: 03/31/10 11:24 2 pgs
Fees:13.00 Taxes:1381.95
20100331-0023984

Witness my/our hand(s) this 25th day of March, 2010.

Robert L. Vaughn

Donna M. Vaughn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Vaughn and Donna M. Vaughn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2010.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903