THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
WILLIAM N. BENJAMIN JR., ATTORNEY AT LAW
211 Third Ave. North
Nashville, Tennessee 37201

PICK-UP

BILL GARRETT, Davidson County
Trans: T20100023612 DEEDWARR
Recvd: 04/21/10 10:32 1 pgs
Fees: 13.00 Taxes: 222.00

20100421-0030058

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $60,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April 20 10

Brandi Weeks
Deputy Register

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
R.C. Vaughn, Sr. and Juanita Vaughn 109 Fields Drive Old Hickory, TN 37138	R.C. Vaughn, Sr. and Juanita Vaughn 109 Fields Drive Old Hickory, TN 37138	04415023000

For and in consideration of the sum of sixty thousand dollars ($60,000), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **R.C. Vaughn, Jr.** , hereinafter called the Grantor, has bargained and sold, and does hereby convey unto **R.C. Vaughn, Sr.** and wife **Juanita Vaughn**, hereinafter called the Grantees, t heir heirs and assigns, all of his right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being with Lot No. 140 on the Plan of Section "C" Village of Old Hickory, as of record in book 1424, Page 66, Register's Office for said County to which plan reference is hereby made for a more complete description of said property.

Being all of the same property conveyed to R.C. Vaughn, Jr. by Warranty Deed from Kenneth H. Pharris by deed of record with Instrument No. 20031117-0167286, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the deed of trust dated July 24, 2003 and filed November 17, 2003 with instrument number 20031117-0167287 and all covenants and indebtedness associated with said deed of trust, all the rights of tenants in possession under unrecorded leases, restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is ~~a~~ improved property known as 1107 and 1105 Bryan Street, Old Hickory, Tennessee
Witness my hand this 16th day of April 2010:

R.C. Vaughn, Jr.

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 Grantor, the bargainor **R.C. Vaughn, Jr.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this 16th day of April 2010:

Notary Public

My Commission Expires: 10-23-2012

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $60,000.

Affiant
SWORN AND SUBSCRIBED TO BEFORE ME, this 16th day of April 2010:

Notary Public:
My commission expires: 10-23-2012

TRAVIS W. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY