THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040370**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $72,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2010. Notary Public My Commission Expires: 11/22/10

BILL GARRETT, Davidson County
Trans:T20100032635 DEEDWARR
Recvd: 06/01/10 10:12 2 pgs
Fees:13.00 Taxes:266.40
20100601-0041686

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

WARRANTY DEED

Address New Owner: Laura Vague 1409 Bain Dr Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 03414004900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie J. Taymon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Vague, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 58, STANLEY HEIGHTS, as shown on plat of record in Plat Book 3300, Page 74, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Warranty Deed from Donnie Ray Broadway, Sr. and Donnie Ray Broadway, Jr. to Jamie J. Taymon and Lisa M. Vaughn, as joint tenants with right of survivorship as recorded on the 30th day of September, 1994 in Book 9479, Page 291 and Quitclaim Deed from Lisa M. Vaughn, Unmarried to Jamie J. Taymon as recorded on the 16th day of January, 1998 in Book 10760, Page 121, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STANLEY HEIGHTS, as recorded in Plat Book 3300, Page(s) 74.

Covenants, Conditions and Restrictions recorded in Book 3405, Page 286.

This is improved property located at 1409 Bain Dr Madison TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2010.

Jamie J. Taymon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie J. Taymon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County