STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF March, 2011.

Marie Collins
NOTARY PUBLIC

My Commission expires: 12-3-11

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 11030005

Rhonda Lynn Vaughn and Randy L. Roberts

Address of New Owner	Send Tax Bills To:	Tax Information:
William Hall and Penny A. Hall 904 Woods Lake Drive Madison, TN 37115	Churchhill Mortgage Corp. 761 Old Hickory Blvd,. Suite 401 Brentwood, TN 37027	042-03-0-016.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Rhonda Lynn Vaughn and Randy L. Roberts,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **William Hall and Penny A. Hall, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and described as follows:

Being Lot Number Thirty-Two (32) on the Plan of Primrose Acres, of record in Book 2663, page 107, Register's Office for said County.

Said Lot No. 32 fronts 160 feet on the southerly side of Woods Lake Drive and extends back 245.5 feet on the westerly line and 255 feet on the easterly line to a dead line measuring 160.6 feet thereon.

Being the same property conveyed to Jerrell Lee Roberts and wife, Nannie Earline Roberts by deed from Gaines and Gregory Construction Company, Inc., dated 06/15/1959, of record at Book 2910, page 637, Register's Office for Davidson County, Tennessee. Jerrell Lee Roberts and Earline Harris Roberts were divorced by Decree dated 4/13/1970, property vested in each as tenants in common by decree. Nannie Earline Roberts having deeded her 1/2 interest in said property in Rhonda Lynn Vaughn, by Quitclaim Deed dated 04/09/2002, of record in Instrument Number 20020911-0110977, Register's Office for Davidson County. The said Jerrell Lee Roberts having died October 27, 1993 intestate, leaving Rhonda Lynn Vaughn and Randy L. Roberts his only heirs at law, see affidavit of heirship of record as Instrument No. 20110412-0028180, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
904 Woods Lake Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2011 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plan of Primrose Acres, of record in Book 2663, page 107, Register's Office for said County.

BILL CARRETT, Davidson County
Trans:T20110021553 DEEDWARR
Recvd: 04/12/11 12:35 2 pgs
Fees:13.00 Taxes:401.08
20110412-0028182

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Rhonda Lynn Vaughn and Randy L. Roberts** has/have caused this instrument to be executed, this the 25 day of March, 2011.

Rhonda Lynn Vaughn

Rhonda Lynn Vaughn

STATE OF Th
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Rhonda Lynn Vaughn,** 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.

This the 25 day of March, 2011.

My commission Expires: 12-3-11

Marie Collins
NOTARY PUBLIC

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Randy L. Roberts
by Rhonda Vaughn Atty in Fact

Randy L. Roberts
By: Rhonda Lynn Vaughn, Atty-in-fact
Record Book _____, page _____, ROCCT

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Rhonda Lynn Vaughn, Attorney-in-fact, acting on behalf of **Randy L. Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Randy L. Roberts**, and who acknowledged that he executed the same as the free act and deed of **Randy L. Roberts**.
This the 25 day of March, 2011.

My commission Expires: 12-3-11

Marie Collins
NOTARY PUBLIC

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY