WARRANTY DEED

JOHN GLEAVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Mary Papson
Affiant

Subscribed and sworn to before me this 17th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

R-FSBO-11-5636

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
Kenneth Papson	Kenneth Papson (NAME)	
5636 Traceside Drive (ADDRESS)	7041 Meadow Ridge Circle (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	155-16-A-306.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL W. VAUGHN AND WIFE, MARY K. VAUGHN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH PAPSON AND MARY PAPSON, HUSBAND AND WIFE , 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 278, TRACESIDE, SECTION TEN, REVISION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 827, 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 TO MICHAEL W. VAUGHN AND WIFE, MARY K. VAUGHN BY WARRANTY DEED FROM L. WAYNE VICTORY AND WIFE, SARAH A. VICTORY, RECORDED ON THE 9TH DAY OF OCTOBER, 2009 IN INSTRUMENT NO. 20091009-0094182, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 705; RESTRICTIONS OF RECORD IN BOOK 9236, PAGE 504, BOOK 9435, PAGE 493, BOOK 9677, PAGE 675 AND INSTRUMENT NO. 20001114-0112667; BY-LAWS OF RECORD IIN BOOK 9668, PAGE 899; CHARTER OF RECORD IN BOOK 9668, PAGE 894; EASEMENT OF RECORD IN BOOK 9306, PAGE 279; EASEMENT OF RECORD IN BOOK 3533, PAGE 299; CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20000329-0031450 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5636 Traceside Drive, Nashville, Tennessee 37221
(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:T20110030869 DEEDWARR
Recvd: 05/24/11 13:17 2 pgs
Fees:13.00 Taxes:962.00
20110524-0039728

Witness my/our hand(s) this 17th day of May, 2011.

Michael W. Vaughn

Mary K. Vaughn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Vaughn and Mary K. 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 17th day of May, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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