G-24034-4
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041924 DEEDWARR
Recvd: 06/07/12 08:24 2 pgs
Fees:13.00 Taxes:120.25
20120607-0049591

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $32,500.00

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2012.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher R. Vaughn, Trustee	**New Owner**	**Map 091-07-0 Parcel 163.00**
4905 Indian Springs Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Argie D. Franklin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher R. Vaughn, as Trustee of the "TWINS TRUST dated 19th day of March, 2010" U/A/D March 19, 2010

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Viewpoint Addition to West Nashville, of record in Book 547, Page 65, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas N. Hyde and Argie Franklin Hyde (who were not legally married) by Installment Deed from Ellen Blanton, Trustee and Henry E. Martin, Trustee for the James C. and Lois T. Pickett Charitable Remainder Unitrust, of record in Book 10058, Page 215, dated April 12, 1996, Register's Office for Davidson County, Tennessee. The said Thomas N. Hyde died on October 13, 2010, leaving a Last Will and Testament which has been admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 12P-838. Thomas N. Hyde's interest in the property was devised to Argie D. Franklin by Last Will and Testament of Thomas N. Hyde, recorded in Instrument No. 20120601-0047378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **4702 Kentucky Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this **5th** day of **June, 2012.**

Argie D. Franklin
Argie D. Franklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Argie D. Franklin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **June, 2012.**

Notary Public

My Commission Expires: 2/24/13

