STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00.

Randall B Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2012.

Notary Public
MY COMMISSION EXPIRES: 3/31/16
File No. G12-4714

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120044263 DEEDWARR
Recvd: 06/15/12 09:42 2 pgs
Fees:13.00 Taxes:59.20
20120615-0052540

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Randall B. Vaughn, married (NAME)	Same (NAME)	34-1-7
0 Alta Loma Road (STREET ADDRESS)	111 Brookview Circle (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Elaine Shelton Blair, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall B. Vaughn, married**, 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 the 10th Civil District of Davidson County, Tennessee, being Lot No. 3 on the plan of WILD ACRES ESTATES, as shown by plat of record in Plat Book 2330, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 3 fronts 110 feet on the north side of Alta Loma Drive and runs back between parallel lines 100 feet to a dead line on which it measures 110 feet.

Included in but expressly excluded from this conveyance is the following description:

Being a part of Lot No. 3 on the Plan of Wildacre Estates, of record in Book 2330, page 10, Register's Office for Davidson County, Tennessee:

Beginning at a point in the Southwest corner of said Lot No. 3 and runs with the West line of said Lot North 27°20'55" East, 15 feet to a point; thence South 62°39'05" East, 110 feet to a point in the East boundary line of said Lot No. 3; thence with said boundary line South 27°20'55" West, 15 feet to a point in the North margin of Alta Loma Road; thence with said margin North 62°39'05" West, 110 feet to the point of beginning, containing 0.04 acres, more or less, and being a part of the same land conveyed to James S. Blair and wife, Elaine Shelton Blair, by deed of record in Book 3613, page 589, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James S. Blair and wife, Elaine Shelton Blair from Harrison Beaty and wife, Rowena C. Beaty, by Deed dated August 15, 1963 (poor original), in Book 3613, Page 589, in the Register's Office for Davidson County, Tennessee. James S. Blair having since died January 5, 1997, leaving said property vested in Elaine Shelton Blair as the surviving tenant by the entirety.

Elaine Shelton Blair and Elaine S. Blair are on the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2330, page 10, Register's Office for Davidson County, Tennessee.

2. Sanitary Sewer Easement as recorded in Book 4363, page 15, Register's Office for Davidson County, Tennessee.

3. Selloff of part of Lot No. 3 of record in Book 3794, page 257, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Elaine S. Blair is signed by his/her duly appointed Attorney-in-fact Melody Blair Hollins, pursuant to the Power of Attorney recorded in Instruent # 20120411003094O, said Register's Office.

This is unimproved property, known as 0 Alta Loma Road, Goodlettsville, TN 37072.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 8th day of June, 2012.

ELAINE SHELTON BLAIR

By: Elaine Shelton Blair June 08, 2012
Melody Blair Hollins, Attorney-in-Fact Date
by Melody Blair Hollins
Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Melody Blair Hollins, Attorney-in-Fact for Elaine Shelton Blair, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of June, 2012.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066