FILE NUMBER
340204-3

BILL GARRETT, Davidson County
Trans:T20140050968 DEEDWARR
Recvd: 07/16/14 11:07 3 pgs
Fees:18.00 Taxes:1165.13
20140716-0062807

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Mr./Ms. Roscoe Vaughan 1061 Riverside Drive Old Hickory, TN 37138	Interlink Mtg. Services 10613 West Sam Houston PKWY Suit 200 Houston, TX 77064	053 04 0 006.00

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **LARRY K. MONROE, Executor and sole heir of the ESTATE OF WILLETTA K. MONROE, Davidson County Probate Court, Docket No. 13P280,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ARLENE VAUGHAN and husband, ROSCOE VAUGHAN,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 7 on the Revised Plan of Section F, Village of Old Hickory, as of record in Book 1424, Page 131, Register's Office for said County, described as follows:

BEGINNING on the Easterly margin of Riverside Road at the corner of Lots Nos. 6A and 7; thence with the line between said two lots Eastwardly 141 feet; thence South 0 deg. 24 min. East 164.9 feet; thence South 8 deg. 28 min. East 119.6 feet to the corner of Lots Nos. 7 and 9; thence with the line between said two lots Westwardly 161.2 feet to the Easterly margin of Riverside Road; thence with said Road Northwardly 280.7 feet to the beginning.

BEING the same property conveyed to THOMAS M. MONROE and wife, WILLETTA K. MONROE by Deed dated April 1, 1954, and executed by GEORGE G. CANTRELL and wife, LILLIAN WYATT CANTRELL and recorded in Book 2274, Page 197, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that property conveyed to ALBERT H. RICHARDSON and wife, TOMMIE D. RICHARDSON by Deed dated November 5, 1958, and recorded in Book 2878, Page 331, said Registers' Office.

The said Thomas M. Monroe having died 06/05/2001 and the said Willetta K. Monroe having died on 1/14/2012. The said Larry K. Monroe being the sole and only heir of the said Willetta K. Monroe.

BEING the same property conveyed to LARRY K. MONROE by Affidavit of Heirship dated June 30, 2014, and recorded as Instrument No. 20140716-0062806 Register's Office for Davidson County, TN.

This is improved property known as 1061 Riverside Road, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. 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 the 17 day of July, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Larry K. Monroe

LARRY K. MONROE, Executor and
sole heir of Estate of Willetta K. Monroe

STATE OF TENNESSEE COUNTY OF Sumner

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Larry K. Monroe, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville Tennessee, this the 17 day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 4/19/2015

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee County of Maury

The maximum principal indebtedness for Tennessee recording tax purposes is $314,900.00.

Jessica A. White
Affiant

Sworn to and subscribed before me on this the 11th day of July, 2014.

Rhonda S. Hardison
Notary Public

My Commission Expires:

RHONDA S. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 11-21-2017