WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
James F. Vaughan 8303 Victory Trail Brentwood, Tennessee 37027	Same	Part Map 8-81 Part 14-152

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $31,500.00.

James F. Vaughan
Affiant

Subscribed and sworn to before me this 5th day of May 1988.

Teresa D. Smith
Notary Public

My Commission Expires:

1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Russell Wayne Fitzgerald and wife, Dinah Fitzgerald, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto James F. Vaughan, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the northerly margin of a 50 foot wide private road, said pin being South 69° 32' 55" West, 378.15 feet, and North 72° 20' 15" West, 275.98 feet from an iron pin in the westerly margin of Bidwell Road;

THENCE, South 37° 45' 49" West, 918.74 feet to an iron pin, said pin being in the northerly margin of the property conveyed to Reba Jean Spink, by deed of record in Will Book 109, page 266, County Clerk's Office for Davidson County, Tennessee;

THENCE, with Spink's line, North 86° 41' 57" West, 350.00 feet to an iron pin;

THENCE, leaving Spink's line, North 24° 46' 27" East, 1156.03 feet to an iron pin in the northerly margin of said private road;

THENCE, with said margin, South 51° 13' 40" East, 548.50 feet to the point of beginning, containing 10.11 acres, more or less.

Being the same property conveyed to Russell Wayne Fitzgerald and wife, Dinah Fitzgerald by Installment Deed from C. W. Fitzgerald and wife, Laura M. Fitzgerald, of record in Book 6563, page 920, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 50-foot wide utility and ingress/egress access easement adjacent to and parallel to the northerly boundary of the subject property.

This is unimproved property, known as Lot No. 2, Bidwell Road, Joelton, Tennessee 37080.

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, his heirs and assigns, forever, and they do covenant with the said Grantee that they are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1988, which the Grantee herein assumes and agrees to pay.

And they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25 day of April, 1988.

Russell Wayne Fitzgerald

Dinah Fitzgerald

Dinah Fitzgerald

STATE OF GEORGIA)
COUNTY OF Cobb

On this 25 day of April, 1988, before me personally appeared Russell Wayne Fitzgerald and wife, Dinah Fitzgerald, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Austell, Georgia, this 25 day of April, 1988.

Notary Public

My Commission Expires:
Notary Public, Paulding County, Georgia
My Commission Expires Sept. 15, 1991

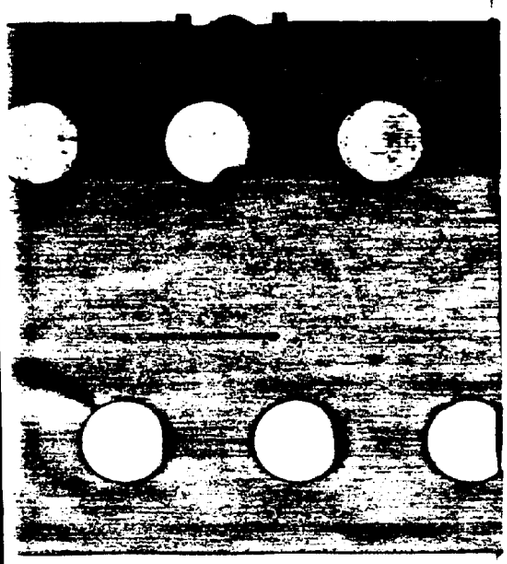
NOTARY PUBLIC ... COUNTY, GA.

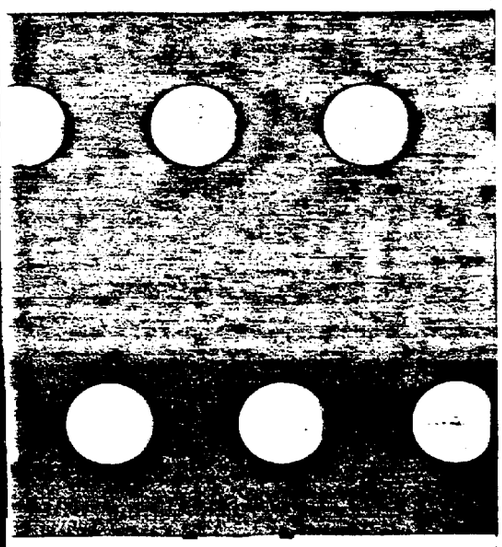
RUSH

MAY 6 10 00 AM '88
FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

28007





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7537 PAGE 19

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 31500.00
				CON TX 88.20
				PRFEE 0.50
				MDEED 6.00
				TOTAL 94.70
				CHECK 94.70
05/06/98	01			10:06 0001 415[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28007

IDENTIFICATION REFERENCE

MAY 6 10 04 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88416