This Instrument Prepared By:
James J. Kendig
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 7832 PAGE 953

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $794,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 1989.

Notary Public

My Commission Expires: 5-8-91

Address New Owner:	Send Tax Bills To:	Map-Parcel No:
Route 3, Arrowhead Road	Route 3, Arrowhead Road	Map 82-10
Franklin, TN 37064	Franklin, TN 37064	Parcel 15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STEPHEN C. CURLEY, JULIUS E. CURLEY, JR., and MARY CURLEY EVANS (collectively "Grantors"), have this day bargained and sold, and by these presents do hereby transfer and convey unto CHARLES D. VAUGHAN and NANCY S. VAUGHAN, husband and wife (collectively "Grantees"), their heirs, successors and assigns, certain real property situated in Davidson County, Tennessee, and being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon (the "Property").

This conveyance, and all covenants and warranties contained herein, are made expressly subject to the following ("Permitted Exceptions"):

1. all covenants, agreements, restrictions and easements of record;

2. all utility and street rights-of-way;

3. all real estate taxes, not delinquent;

4. rights of parties in possession under unrecorded leases;

5. restrictive covenants contained in an instrument of record in Book 3368, page 23 and Book 4262, page 260 Register's Office for Davidson County, Tennessee;

6. all matters as shown on the Plan of record in Book 5050, page 105, Register's Office for Davidson County, Tennessee;

7. lack of direct access to Interstate 65 along the eastern boundary;

8. easement for utilities as retained in City Council Bill No. 61-174 and Metropolitan County Council Bill No. 67-257 closing alley No. 310 north of Foster Street;

TO HAVE AND TO HOLD the Property together with all appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs, successors and assigns, forever; and Grantors hereby covenant that they are lawfully seized and possessed of the Property in fee simple, that they have a good right to convey it, that the same is unencumbered except for Permitted Exceptions and by such other liens and encumbrances that may have been created by or suffered to attach to the Property by any person other than those claiming by, through or under Grantors. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but none other.

By joining in the execution of this Deed, First American Trust Company, N.A., Trustee under the Will of Julius E. Curley, Sr., Deceased, transfers and conveys to Grantee any and all interest which it may have in the Property, and does hereby covenant with Grantee that it has not encumbered such interest, except for Permitted Exceptions.

IN WITNESS WHEREOF, the foregoing instrument has been executed as of this 1st day of May, 1989.

Stephen C. Curley

STEPHEN C. CURLEY

JULIUS E. CURLEY, JR.

MARY CURLEY EVANS

FIRST AMERICAN TRUST COMPANY, N.A.
AS TRUSTEE UNDER THE WILL OF
JULIUS E. CURLEY, SR., DECEASED

By: Paul J Gaddis
its Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of May, 1989, before me personally appeared Stephen C. Curley, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

C Denise Duzy
Notary Public

My Commission Expires: 5-8-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of May, 1989, before me personally appeared Julius E. Curley, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

C Denise Duzy
Notary Public

My Commission Expires: 5-8-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7832 PAGE 956

On this 1st day of May, 1989, before me personally appeared Mary Curley Evans. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

C Denise Guyer
Notary Public

My Commission Expires: 5-8-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, C Denise Guyer a Notary Public in and for said County and State, personally appeared Paul J. Gaddis, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice-President of First American Trust Company, N.A., the within-named bargainor, a national banking association, as Trustee under the Will of Julius E. Curley, Sr., Deceased, and that he as such Vice President executed the foregoing instrument for the purposes therein contained as Trustee under the Will of Julius E. Curley, Sr., Deceased, by signing the name of the association by himself as such Vice President.

Witness my hand and seal, at office, this 1st day of May, 1989.

C Denise Guyer
Notary Public

My Commission Expires: 5-8-91

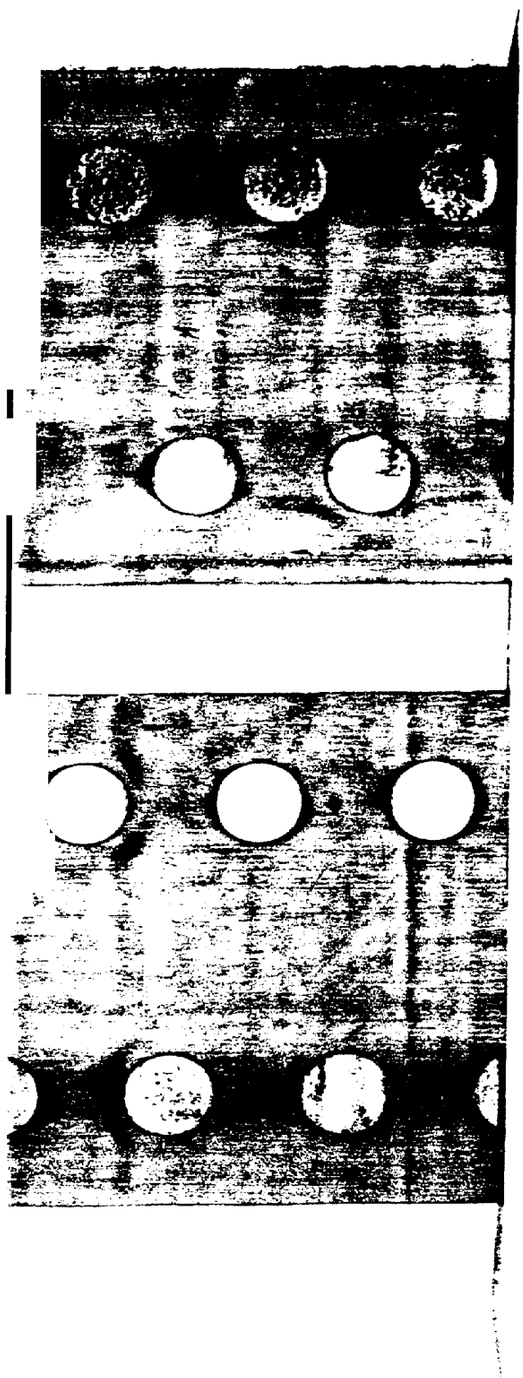
EXHIBIT A BOOK 7832 PAGE 957

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Curley Subdivision of record in Book 5050, page 105, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Julius E. Curley by deed from The Nashville Housing Authority of record in Book 4242, page 260, Register's Office for Davidson County, Tennessee, the said Julius E. Curley having since died devising said property to First American National Bank of Nashville, Tennessee, Trustee, by will of record in Will Book 110, page 534, Probate Office of Davidson County, Tennessee. First American Trust Company, N.A. being the Successor Trustee to First American National Bank of Nashville, Tennessee.

RUSH
MAY 4 10 04 AM '89
2855 05/04 0101 03CHECK 2545.70
3 0 2 U 5



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

RECEIVED OF _____

FOR _____

BOOK 7832 PAGE 958

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
794000.00
CON TX 2630.20
PRFEE 0.50
WDEED 15.00
TOTAL 2645.70
CHECK 2645.70

05/04/89 01 10:06 0001 2865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30205

IDENTIFICATION REFERENCE

MAY 4 10 04 AM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 206336