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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Patricia Lynn Myrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1989.

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Charles Joel Vaughn et ux (NAME)	BarclaysAmerican/Mortgage Corporation (NAME)	03DZ 81675
3327 Percy Priest Drive (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd., Bldg. 8 (STREET ADDRESS)	096-16-0
Nashville, TN 37217 (CITY) (STATE) (P O ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	030.00

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 HEREBY ACKNOWLEDGED, WE, Richard E. Baumgartner and wife, Donna B. Baumgartner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Joel Vaughn and wife, Patricia Lynn Myrick

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. 29 on the plan of Hickory Bend, Section 5, as of record in Book 3600, page 45, Register's Office for said County.

Said Lot No. 29 fronts 81.0 feet on the southeasterly margin of Percy Priest Drive and extends back 147.5 feet on the northeasterly line and 147.5 feet on the southwesterly line to a dead line in the rear, measuring 81.0 feet thereon.

Being the same property conveyed to Richard E. Baumgartner and wife, Donna B. Baumgartner by deed from James O. Gilbert and wife, Patricia H. Gilbert of record in Book 5510, page 624, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Richard E. Baumgartner and wife, Donna B. Baumgartner by Vernice Bryan as their Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

This conveyance is made subject to restrictive covenants of record in Book 3642, page 478, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3327 Percy Priest Drive (House Number) (Street) Nashville, TN (P O Address) (City or Town) 37217 (Postal Zip)

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. 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 hand this 14th day of July, 19 89

Richard E. Baumgartner

BY: Vernice Bryan
Vernice Bryan, Attorney-in-Fact

Donna B. Baumgartner

BY: Vernice Bryan
Vernice Bryan, Attorney-in-Fact

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this ____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Richard E. Baumgartner and wife,

Donna B. Baumgartner

TO

Charles Joel Vaughn and wife,

Patricia Lynn Myrick

49795

IDENTIFICATION REFERENCE

JUL 17 2 13 PM '89

DAVIDSON COUNTY, TN

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

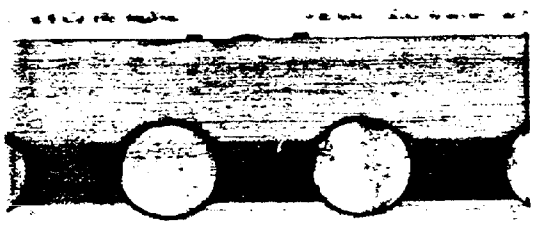
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernice Bryan, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Richard E. Baumgartner and wife, Donna B. Baumgartner as their Attorney-in-Fact as the free act and deed of the within named Richard E. Baumgartner and wife, Donna B. Baumgartner.

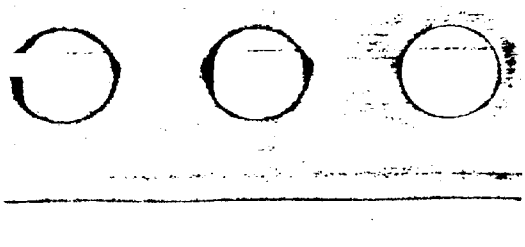
Witness my hand and seal, at office, this 14th day of July, 1989.

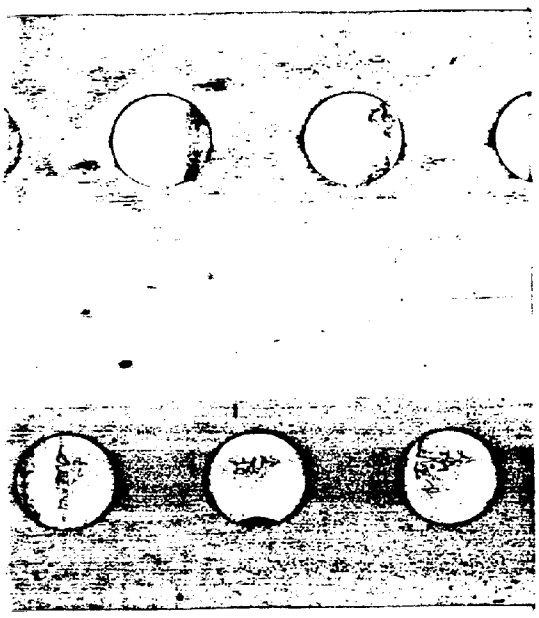
Notary Public

My commission expires:

2-13-91







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 69000.00
CON TX 227.70
PRFEE 1.00
WDEED 6.00
TOTAL 234.70
CHECK 234.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01 [illegible] 0001 5909

4.9.7.9.5

IDENTIFICATION REFERENCE

JUL 17 2 13 PM '89

DAVIDSON COUNTY, TN

No. 229577