STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF June, 1990

Notary Public

MY COMMISSION EXPIRES Sept 6, 1990

(AFFIX SEAL)

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street
Nashville, Tennessee 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Don W. & Sandra K. Gregory (NAME)	Same (NAME)	124-73
1439 N. W. Rutland Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mount Juliet, TN 37122 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, I, **JOHN W. VAUGHN** (hereinafter referred to as the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **DON W. GREGORY** and wife, **SANDRA K. GREGORY** (hereinafter referred to collectively as the "Grantees"), their heirs and assigns, the following described tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee (hereinafter referred to as the "Property"), to-wit:

> Described according to, and being identified as Tract 1 on, an unrecorded survey by J. M. Widner, Registered Land Surveyor (Number 792, and whose address is 111 Young Drive, Smyrna, Tennessee 37167), dated June 5, 1987 (Job No. 870605), as follows:
>
> Beginning at an iron pin set on the northerly margin of Hobson Pike, said point of beginning being 1159.09' West of the intersection of the original easterly line of the Belinda City, Inc., property of which this is a part, and the northerly margin of Hobson Pike; thence with the northerly margin of Hobson Pike S 86° 18' 20" W 186.62' to a concrete highway monument; thence continuing with the northerly margin of Hobson Pike S 86° 12' 40" W 240.62' to a steel pin; thence leaving the margin of Hobson Pike N 03° 47' 20" W 511.09' to a steel pin in a fence line; thence with the fence and the line of the T.H. Baggarly land S 83° 18' 40" E 530.59' to a steel pin; thence leaving Baggarly's line and fence S 09° 02' 30" W 425.52' to the point of beginning, containing 5.09 acres, more or less.
>
> Together with a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the Northeast corner of the above described tract; thence S 83° 15' 19" E 61.00' to an iron pin; thence N 09° 14' 44" E 583.99' to an iron pin on the southerly margin of Pugh Road; thence with the southerly margin of said Road S 83° 32' 39" E 25.03' to a point; thence leaving the margin of said Road S 09° 14' 44" W 609.14' to a point; thence N 83° 15' 19" W 85.93' to a point in the easterly line of the above described tract; thence with the said easterly line N 09° 02' 26" E 25.02' to the point of beginning.

Being part of the same property conveyed to John Vaughn from William Scott Vaupel (who was joined by his wife, Tracy Leandra Vaupel, for the purpose of conveying any marital rights she may have had in and to the property, including rights of homestead) by deed of record in Book 6377, Page 270, Register's Office for Davidson County, Tennessee.

John Vaughn and John W. Vaughn are one and the same person.

Linda Sue Vaughn, wife of John W. Vaughn, joins in this deed for the purpose of relinquishing any and all marital rights in and to the property, including but not limited to any rights of homestead.

This is unimproved real property.

with the appurtenances, hereditaments, estate, title and interest thereto appertaining.

TO HAVE AND TO HOLD the Property to the Grantees, their heirs and assigns, forever.

And the Grantor, for himself and for his heirs, executors and administrators, does hereby covenant with the Grantees, their heirs and assigns, the following: the Grantor is lawfully seized and possessed of the Property in fee simple; the Grantor has full power, authority and right to convey the Property; and the Property is free from all encumbrances, except for the following: **(1)** covenants, conditions, restrictions, easements, liens, charges and encumbrances appearing of record in the Register's Office for Davidson County, Tennessee; **(2)** applicable zoning and land use regulations and laws; **(3)** the portion of the Property embraced within the bounds of any roads, streets or highways; **(4)** all visible easements on the Property and the boundary of the same; and **(5)** the liens for real property taxes for 1990. The Grantor further covenants and binds himself and his heirs, executors and administrators, to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to include the masculine, feminine or neuter gender; and the singular number shall include the plural and the plural the singular, all as the context requires.

IN WITNESS WHEREOF, this instrument has been executed on this the 27th day of June, 1990.

GRANTOR:

JOHN W. VAUGHN

LINDA SUE VAUGHN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David Bate Parsons, a Notary Public in and for said State and County, the within named **John W. Vaughn,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of June, 1990.

Notary Public At Large

My Commission Expires: Sept. 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David Bate Parsons a Notary Public in and for said State and County, the within named **Linda Sue Vaughn,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of June, 1990.

Notary Public At Large

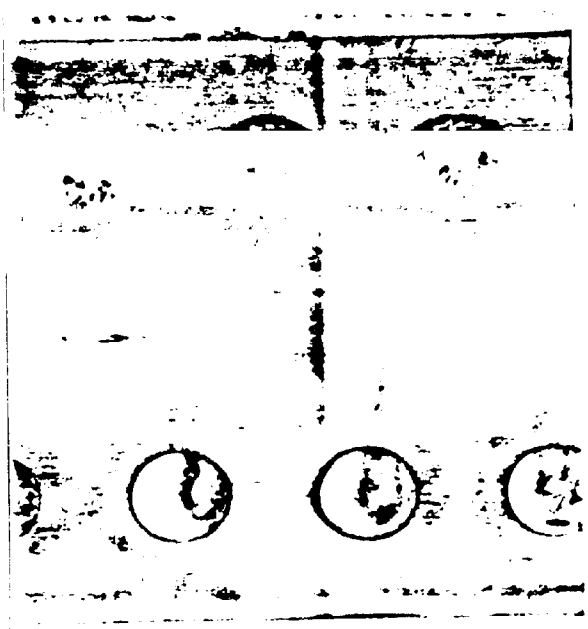
My Commission Expires: Sept. 11, 1990

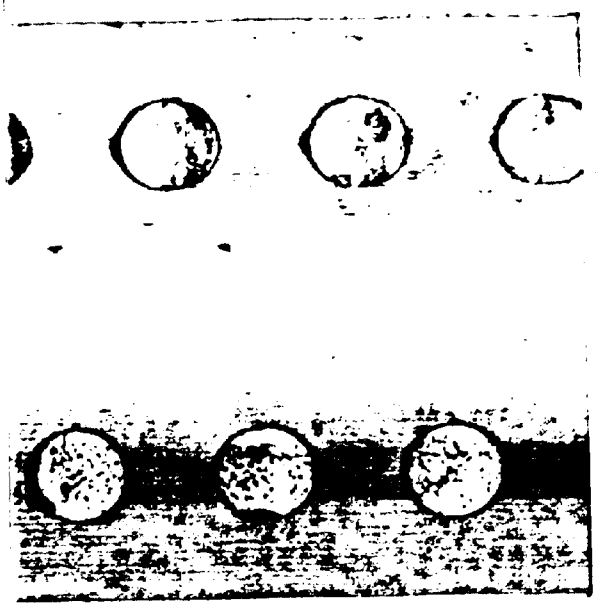
JUN 28 2 22 PM '90

RUSH

4940 06/28 0101 03CHECK 135.40

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received





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

RECEIVED OF _____

FOR _____

BOOK 8141 PAGE 213

C CONVEYANCE
M MORTGAGE
WD WARRANTY DEED
T TRUST DEED
CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE

MISC MISCELLANEOUS
CO Tx STATE TAX CONVEY
MO Tx STATE TAX MORT
PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	38000.00
			CON TX	125.40
			PRFEE	1.00
			MISCEL	9.00
			TOTAL	135.40
			CHECK	135.40
06/28/90	01		14:22 0001	4940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK _____

37658

JUN 28 2 22 PM '90

No. 33253