10934 File Box 38

WARRANTY DEED

BOOK 8676 PAGE 186

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TIMOTHY F. VAUGHN	NEW OWNER(S)	Map 130-3
(NAME)	(NAME)	
4316 Sunnybrook Drive		Parcel 34
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		F.B. #BM7805
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, PHILIP R. TEMPLETON AND WIFE, BARBARA L. TEMPLETON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY F. VAUGHN AND WIFE, ELLEN F. VAUGHN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 21 Block 9 on the Plan of A Resubdivision of a Part of Royal Oaks Subdivision, as of record in Plat Book 547, page 167, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Philip R. Templeton and wife, Barbara L. Templeton by deed from Jerry P. Dunsford of record in Book 8453, page 133, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Water Agreement of record in Book 848, page 436; (3) Easements of record in Book 5818, page 871; and (4) All matters appearing on the Plan of record in Plat Book 547, page 167, said Register's Office.

27635

IDENTIF. TREFERENCE

JUL 15 10 28 AM '92

FEE REGISTER
DAVIDSON COUNTY TN.

5621 07/15 0101 03CHECK 1300.30

unimproved ( )
This is improved (XX) property, known as 4316 Sunnybrook Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of July, 19 92

PHILLIP R. TEMPLETON
By: Michael Marchetti ATTORNEY-IN-FACT
PHILIP R. TEMPLETON
By: Michael Marchetti, Attorney-in-Fact for Philip R. Templeton by Power of Attorney recorded simultaneously herewith.

BARBARA L. TEMPLETON
By: Michael Marchetti ATTORNEY-IN-FACT
BARBARA L. TEMPLETON
By: Michael Marchetti, Attorney-in-Fact for Barbara L. Templeton by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MARCHETTI, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of PHILIP R. TEMPLETON and wife, BARBARA L. TEMPLETON and is authorized by them to execute this instrument on their behalf.

Witness my hand, at Office, this 9th day of July, 1992.

My commission expires: March 25, 1995

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE AT-LARGE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 349,000.00

Ellen F. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 19 92.

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

Notary Public

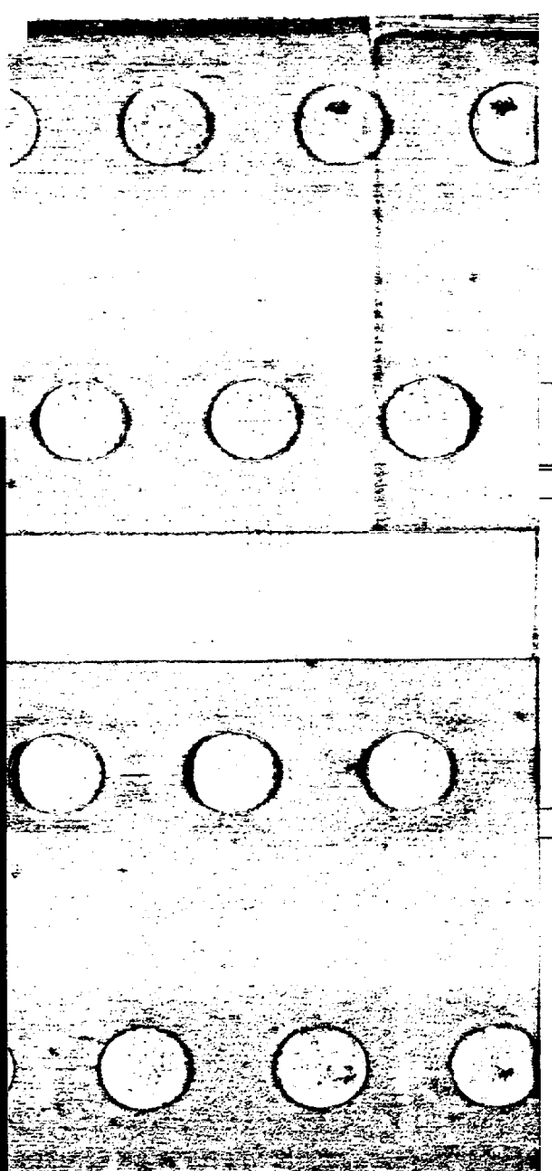
GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE AT-LARGE

WARRANTY DEED

FROM
PHILIP R. TEMPLETON AND WIFE,
BARBARA L. TEMPLETON

TO
TIMOTHY F. VAUGHN AND WIFE,
ELLEN F. VAUGHN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8676 PAGE 188

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
349000.00
CON TX 1291.30
PRFEE 1001.00
WDEED 8.00
~~TOTAL 2300.30~~
~~CHECK 2300.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/15/92 01 10:29 0001 5621
VOID
PRFEE 1001.00
PRFEE 1.00
~~TOTAL 1000.00~~
~~CHECK 1000.00~~
07/15/92 01 10:30 0001 5622
TOTAL 1300.30

IDENTIF. REFERENCE

27635

JUL 15 10 28 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 550363