BOOK 9547 PG 331

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **9th** day of **December, 1994** by and between

JANIS BOONE OSBON, UNMARRIED ,

hereinafter referred to as Grantor, and

GEORGE T. VAUGHN JR. and ELIZABETH W. VAUGHN, HUSBAND AND WIFE ,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT 83 AS SHOWN ON THE PLAN OF CALEB CHASE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6250, PAGES 821 AND 822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JANIS BOONE OSBON BY DEED FROM KIM LASSITER AND WIFE, DEBORAH P. LASSITER OF RECORD IN BOOK 8752 PAGE 87 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Janis Boone Osbon
JANIS BOONE OSBON

94 DEC 16 AM 10:39
REGISTER
DAVIDSON COUNTY, TN.

17806
IDENTIF. ↑ REFERENCE

BOOK 9547PG332

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JANIS BOONE OSBON, UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **December, 1994**.

My Commission Expires MAY 23, 1998

Notary Public

Commission Expiration: _____

SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$120,850.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **9th** day of **December, 1994.**

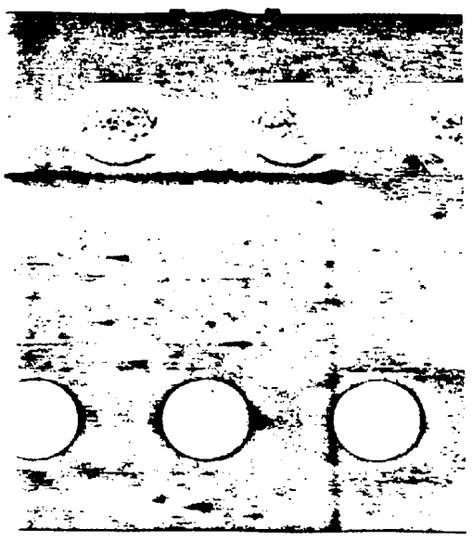
Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	EMPIRE OF AMERICA EMPIRE PLAZA, 100 SENECA ST. BUFFALO, NY 14203	900 CHASE BLVD. HERMITAGE, TN. 37076 MAP PARCEL NUMBER 64-11-A-83CO

747 12/15 0101 03CHECK 455.96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

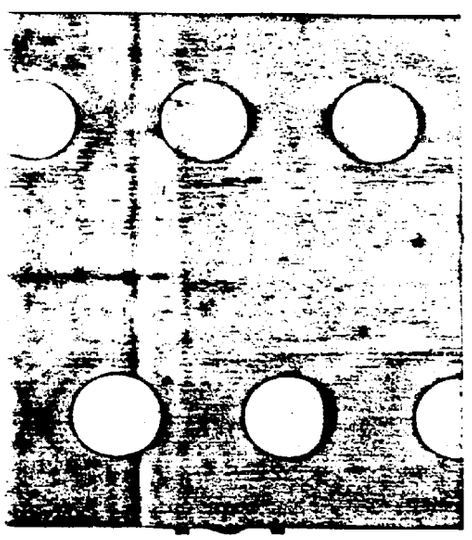
RECEIVED OF _____

FOR _____

BOOK 9547 PG 333

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 120850.00
CON TX 446.96
PRFEE 1.00
[illegible] 8.00
TOTAL 455.96
CHECK 455.96

12/16/94 01 10:40 0001 3747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 DEC 16 AM 10: 3[illegible]
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

17806
IDENTIF. ← REFERENCE

No. 863698