STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,800.00

Robert M. Smartt Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: May 25, 1996
(AFFIX SEAL)

LEE COUNTY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Morris A. Goodrich (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 173-1 #235
320 Cedar Creek Drive (ADDRESS)	101 E. Main St., Suite 400 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Louisville, KY 40202 (CITY) (STATE) (ZIP)	

FOR AND 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, Michael E. Vaughn and wife, Joni L. Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris A. Goodrich and wife, Alexis A. Goodrich

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. 40 on the Plan of Monte Carlo, Section V, as of record in Book 6250, page 383, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael E. Vaughn and Joni L. Vaughn by deed from Unicon Construction Company of record in Book 7811, page 700, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7811, page 703*, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This conveyance is subject to any and all existing restrictions and easements of record.

*Said Deed of Trust having since been assigned by instrument of record in Book 7811, page 709, said Register's Office.

unimproved ( )
This is improved (X) property, known as 320 Cedar Creek Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (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 our hand, S this 16th day of August 19 95

Michael E. Vaughn

Joni L. Vaughn

Morris A. Goodrich BY Robert M. Smartt - ATTY-IN-FACT
Morris A. Goodrich

Alexis A. Goodrich BY Robert M. Smartt - ATTY-IN-FACT
Alexis A. Goodrich

First Data Systems, Inc. 1-800-626-5427

BOX 15

BOOK 9768 PG 863

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 Michael E. Vaughn and wife, Joni L. Vaughn

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 19 95.

Commission expires May 25, 1996

Notary Public

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 1995, before me personally appeared Robert W. Smart, to me known to be the person (or proved to be on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Morris A. Goodrich and Alexis A. Goodrich, and acknowledged that he/she executed the same as the free act and deed of the said Morris A. Goodrich and Alexis A. Goodrich.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August 1995.

My Commission Expires: May 25,1996

Notary Public

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0091672

IDENTIF. & REFERENCE

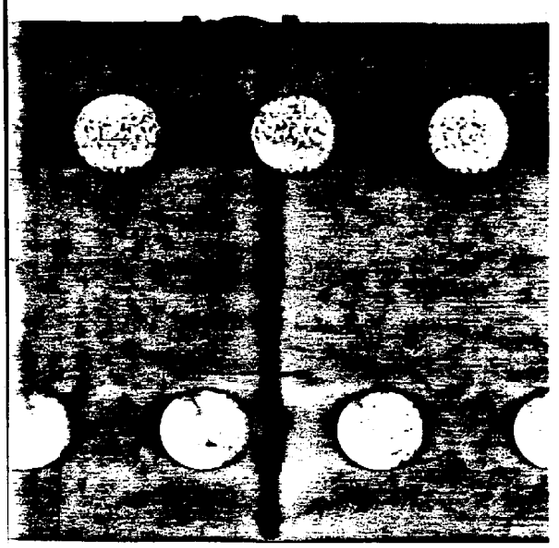
05 AUG 21 PM 3:52

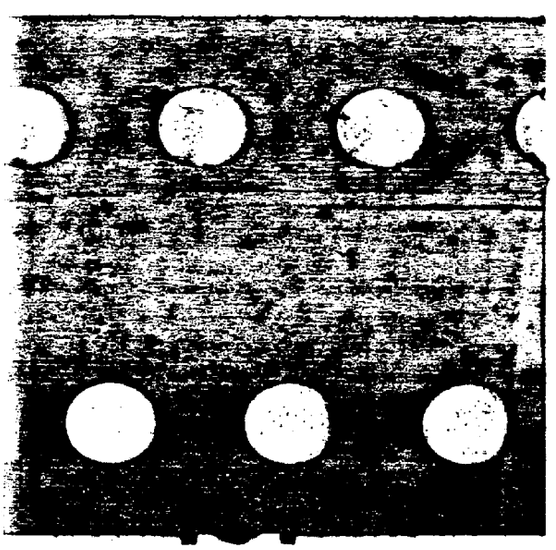
REGISTER DAVIDSON COUNTY, TN.

Warranty Deed from Michael E. Vaughn and wife, Joni L. Vaughn, to Morris A. Goodrich and wife, Alexis A. Goodrich.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

4952 08/21 0101 03CHECK 319.00





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

RECEIVED OF _____

FOR _____

BOOK 9768 PG 864

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 83800.00
CON TX 310.06
PRFEE 1.00
WDEED 8.00
TOTAL 319.06
CHECK 319.06

08/21/95 01 15:54 0001 4852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00091672
IDENTIF. # REFERENCE

95 AUG 21 PM 3:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 343811