BOOK 10054 PG 883

Box 37 (BW)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jack J. Vaughn 3710 Cedarwood Drive Nashville, TN 37	62-13-25 and 136	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Robert E. Davis and wife, Mary P. Davis (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Jack J. Vaughn (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for 1994, 1995 and for the current year which have been assumed by the Grantee.

This is unimproved property known as portions of Lots 4 and 5 of the Riverwood Subdivision, as described on Exhibit A.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heir and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

0183323 IDENTIF. + REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 6,500.00

Affiant

Subscribed and sworn to before me this 6 day of May, 1996.

Notary Public
My Commission Expires: May 28, 1998

0347495.01
999999-001 05/06/96

IN WITNESS WHEREOF, the Grantors have executed this Deed this 10th day of MAY, 1996.

ROBERT E. DAVIS

MARY P. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NANCY S. PAULY, Notary Public, Robert E. Davis, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of MAY, 1996.

Notary Public

My Commission Expires: 11/25/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy S. Pauly, Notary Public, Mary P. Davis, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of MAY, 1996.

Notary Public

My Commission Expires: 11/25/99

EXHIBIT A

BOOK 10054 PG 885

TRACT 1

Being Lots Nos. 4 and 5 on the Map showing Subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book No. 843, page 11, in the Register's office for Davidson County, Tennessee.

Said Lot No. 4 fronts 215 feet on the westerly side of Glenshade Drive and runs back 186-1/2 feet on the southerly line and 215 feet on the northerly line to a court, and shows 25 feet on said court.

Said Lot No. 5 fronts 210 feet on the westerly side of Glenshade Drive and runs back 215 feet on the southerly line and 202-1/2 feet on the northerly line to a court, and shows 25 feet on said court. Refers to Book 633, page 469, and the following described tract of land: Being part of Lots Nos. 28 and 31 and a part of the undivided land laying east of said Lot No. 28 on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, and part of the 30-foot abolished Avenue as shown on the Plan of the Subdivision of part of said Lot No. 28 of record in Book 843, page 11, said Register's Office, described together according to a survey made by Z.J. Wilkinson, Surveyor, Nov. 18, 1940, as follows: BEGINNING at a point, the southeast corner of Glenshade Drive and Riverwood Drive; thence with the southerly margin of Glenshade Drive, North 76 deg. east 70 feet, North 61 deg. 30' East 400 feet, North 36 deg. 30' East 100 feet, North 13 deg. 30' West 100 feet, North 36 deg. 30' West 195 feet to an iron pipe; thence North 39 deg. East 65 feet to the center of a spring branch; thence with the center of said branch, South 33 deg. 30' East 100 feet, S 66 deg. 30' East 135 feet, S. 36 deg. East 200 ft. S. 11 deg. East 94 feet; thence with the center of a drain, S. 76 deg. 15' W. 130 ft. S. 59 deg. 15' W. 536 ft. to a walnut; thence S. 69 deg. 30' W. 146 ft. to the easterly margin of Riverwood Drive; thence with said drive, N. 10 deg. 30' E. 165 ft. to the beginning, containing 3.06 acres, more or less.

Being the same property conveyed to John T. Benson and wife, Jimmie Benson, by deed from Charles Fred Lucas and wife, Rebecca R. Lucas, of record in Book 1274, page 235, Register's Office, Davidson County, Tennessee.

TRACT II:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being a certain tract of land included in the Riverwood Subdivision, which subdivision is of record in Book 547, page 65, Register's Office for Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, on February 1942, as follows:

BEGINNING at a point in the westerly side of a 30 foot road directly across from the common corner of Lots Nos. 12 and 13, and being the common corner of the property now owned by Charles Cornelius and the Grantors; thence along the westerly margin of said road, S. 36° 30' W. 113.5 feet to a stake; thence S. 43° 30' E. 247.5 to a stake; then S. 32° 30' E. 90 feet to a stake; thence S. 57° 30' W. 60 feet to a point in the center of a branch: thence N. 11° W. 45 feet; thence N. 36° W. 300 feet; thence N. 65° W. 135 feet; thence N. 47° E. 48 feet to a stake; thence N. 31° W. 105 feet to a stake; thence N. 82° E. 48 feet to the point of beginning.

Being the same property conveyed to Robert E. Davis and Mary P. Davis by deed of record in Book 6405, page 273, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property, but specifically EXCLUDED from this conveyance are the following tracts of land previously conveyed by John T. Benson and wife, Jimmie Benson, as follows, to-wit:

RECORDERS MEMO
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TRACT I:

Being part of Lot No. 4 on the Map showing Subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 is described as follows: BEGINNING at the southwesterly corner of Lot No. 4 being the southeasterly corner of Lot No. 3 and running with the common line between Lots 3 and 4, 196.5 feet to the northwesterly corner of Lot No. 4 (the northeasterly corner of Lot No. 3) to a court and running thence with the northwesterly line of Lot No. 4, 25 feet to the northeasterly corner of Lot No. 4: running thence with the northeasterly line of Lot No. 4 107-1/2 feet to a point in said line: running thence in a southerly direction to a point in the margin of Glenshade Drive 20 feet east of point of beginning and running thence in a westwardly direction with the northerly margin of said Glenshade Drive, 20 feet to the point of beginning.

Being the same property conveyed to Erwin T. Booth and his wife, Thelma Booth, by deed from John T. Benson and wife, Jimmie Benson, of record in Book 1282, page 261, Register's Office, Davidson County, Tennessee.

TRACT II:

Being Lot No. 5 on the Map showing subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 210 feet on the westerly side of Glenshade Drive and runs back 215 feet on the southerly line and 202-1/2 feet on the northerly line to a court, and shows 25 feet on said court.

Being the same property conveyed to H.J. Allen, by deed from John T. Benson and wife, Jimmie Benson, of record in Book 1316, page 119, Register's Office, Davidson County, Tennessee.

TRACT III:

Being the easterly part of Lot No. 4 on the Map showing the Subdivision of part of Lot No. 28 Riverwood Subdivision, of record in Book 843, page 11, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Glenshade Drive 20 feet easterly from the common corner of Lots Nos. 3 and 4, and being the present southeast corner of the property that was conveyed to John Mason Wilbur and wife, by deed from Erwin T. Booth and wife, of record in Book 1308, page 525, of the said Register's Office: thence along Wilbur's easterly line, northerly 148 feet more or less to a point in the line between Lots Nos. 4 and 5, said point being 107-1/2 feet east of the most easterly triangular point of a court shown on said plan: thence easterly with the line between Lots Nos. 4 and 5, 107 feet more or less to the easterly margin of Glenshade Drive: thence with the margin of said Drive, southerly and westerly, around a curve on said plan, 215 feet to the point of beginning.

Being the same property conveyed to Ray Gullett and wife, Vernette Rouse Gullett, by deed from John T. Benson and wife, Jimmie Root Benson, of record in Book 1849, page 447, Register's Office, Davidson County, Tennessee.

TRACT IV:

Certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at a point in the east margin of Brush Hill Road and south margin of Glenshade Drive: thence along the south margin of Glenshade

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Drive N 75° 29' 27" E, a distance of 93.93 feet; thence N 61° 30' E, a distance of 316.36 feet; thence along a curve to the left with a radius of 364.86 feet, a distance of 118.39 feet; thence leaving said drive, S 62° 38' 46" E., a distance of 151.49 feet to a point in the center of a drainage ditch; thence along said ditch S 79° 59' 56" W, a distance of 41.03 feet; thence S 58° 40' 28" W., a distance of 536.00 feet; thence S 67° 58' 40" W. a distance of 146.00 feet to a point in the east margin of Riverwood Drive; thence along said drive N 9° 33' 18" E, a distance of 49.50 feet; thence the east margin of Brush Hill Road N 14° 05' 06" E, a distance of 118.17 feet to the point of beginning, containing an area of 1.62 acres. According to a survey made by Hart-Freeland-Roberts, Inc. on November 15, 1978.

Being the same property conveyed to Robert E. Davis and wife, Mary P. Davis, by deed from John T. Benson and wife, Jimmie L. Benson, of record, in Book 5490, page 147, Register's Office, Davidson County, Tennessee.

TRACT V:

Land in Davidson County, Tennessee, being part of an unnumbered tract of land on the Map of Riverwood Subdivision, of record in Book 547, page 62, Register's Office for said County, laying immediately west of an Avenue which is immediately West of Lots Nos. 8 to 16 on said plan, and described as follows:

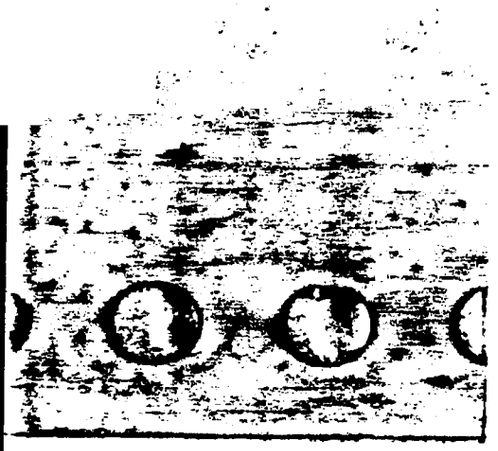
BEGINNING at a point on the low water mark of Cumberland River at the southeast corner of Lot No. 16 shown on said plan, being the northeast corner of the tract in question; thence down said Cumberland River 200 feet more or less, to a point in the center line of a branch; thence up said branch as follows; South 87-1/4° West 97 feet, North 61-1/4° West 132 feet, north 10-1/2° West 22 feet to a point opposite the center line of a drain; thence crossing said drain to the center line of a branch shown on said plan, and continuing to the center line of same northerly to the southwest corner of that part of said unnumbered tract conveyed to John T. Benson, Jr. by deed from Eugene E. Fletcher of record in Book 1217, page 137, said Register's Office; thence along Fletcher's south line North 57° 30' East 60 feet to a point at the terminus of a 30 foot Avenue; thence crossing the terminus of said Avenue at 30 feet, and continuing in the same direction in all 159.5 feet to the point of beginning.

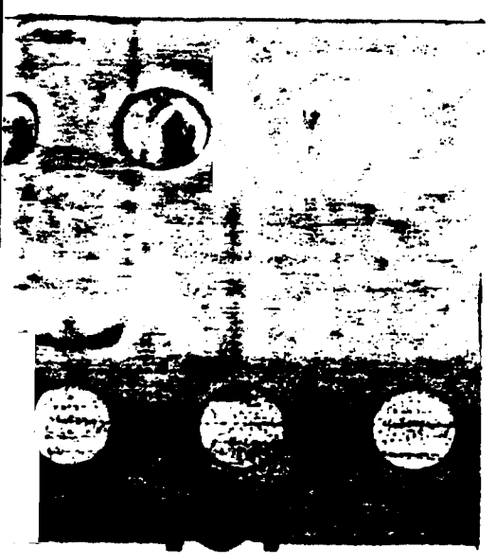
Being the same property conveyed to John T. Benson, Jr. by deed from Eugene H. Fletcher, unmarried of record in Book 1286, page 67, Register's Office for Davidson County, Tennessee.

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





RECEIVED OF _____

FOR _____

BOOK 10054 PG 888

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 6500.00
				MOR TX 24.05
				VOID
				MOR TX 24.05-
				CON TX 24.05
				PRFEE 1.00
				WDEED 20.00
				TOTAL 45.05
				CHECK 45.05
			05/20/96	01 12:28 0001 3328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183323
IDENTIF. ↑ REFERENCE

96 MAY 20 PM 12:25

REGISTER
DAVIDSON COUNTY, TN

No. 1041273