BOOK 10096 PG 895

Name & Address New Owner:
F & J ENTERPRISES , Inc.
191 Edmond Court
Franklin, TN 37064

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
52-2-14

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WE, MICHAEL L. VAUGHN AND WIFE, BEVERLY VAUGHN, the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **F & J ENTERPRISES,** INC. xxxxxxxxxxxxxxxxxxxxxxxxxxxx, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantee, its successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; Any and all easements, restrictions, setback lines, as set forth on the Plan of Rainbow Terrace, Block E, as of record in Plat Book 1130, Page 85, of the Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

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.

7194 06/25 0101 03CHECK 112.90

WITNESS our hands this the 24th day of June, 1996.

Michael L. Vaughn
Michael L. Vaughn

Beverly H. Vaughn
Beverly H. Vaughn

0196133
IDENTIFICATION REFERENCE

95 JUN 25 AM 9:30
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

(See next page for notary acknowledgement)

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, MICHAEL L. VAUGHN AND WIFE, BEVERLY H. VAUGHN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 24th day of June, 1996.

My Commission expires:
5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

James L. Kinnard
Affiant

Sworn to and subscribed before me
this the 24th day of June, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A"

LAND in Davidson County, Tennessee, described as follows, to-wit:

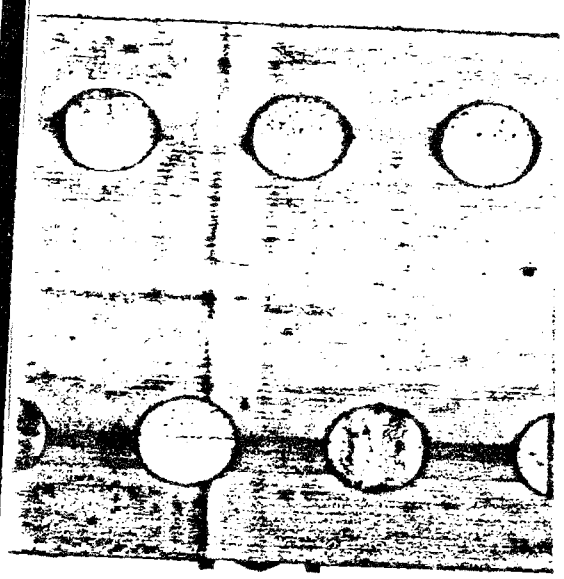
BEING the northerly 16 feet 8 inches of Lot No. 15 and the southerly 41 feet 8 inches of Lot No. 16 of Block E on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County.

Said parts of said Lots adjoin and front together 58 feet 4 inches on the westerly side of Lanier Drive and run back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to Michael L. Vaughn and wife, Lou Ann Vaughn, by Warranty Deed from Malcolm D. Campbell, divorced, of record in Book 4900, Page 703, Register's Office for Davidson County, Tennessee.
AND BEING the same property conveyed to Michael L. Vaughn by Quitclaim Deed from Lou Ann Vaughn, of record in Book 5304, Page 826, said Register's Office.

THIS IS IMPROVED PROPERTY LOCATED AT 434 Lanier Drive, Madison, TN 37115





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10096 PG 898

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 27000.00
				CON TX 99.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 112.90
				CHECK 112.90

06/25/96 01 09:32 0001 7194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196133

IDENTIF. & REFERENCE

96 JUN 25 AM 9:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1054963