ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Donald R. Vaughn and wife, Judith A. Vaughn 6328 Eaton's Creek Rd. Joelton, TN 37080	America's Wholesale Lender 155 North Lake Ave. Pasadena, CA 91109	Map 021-00-0 Parcel 020.00
This instrument prepared by: Robert J. Notestine III, Attorney 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Emma Felts, widow (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Donald R. Vaughn and wife, Judith A. Vaughn (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Please see attached Exhibit "A" for legal description.

Being part of the same property conveyed to Henry Clay Felts and wife, Emma Felts by Warranty Deed from Fred Bates and wife, Donnie E. Bates of record in Book 1467, page 88, said Register's Office for Davidson County, Tennessee.

The said Henry Clay Felts has since died and upon his death, title was vested in Emma Felts as the sole surviving tenant by the entirety.

This instrument is being executed on behalf of Emma Felts pursuant to a Power of Attorney executed by her and being filed for record simultaneously herewith. Emma Felts and Mary Emma Felts are one in the same person.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 6328 Eaton's Creek Road, Joelton, TN 37080.

0198886

96 JUL -1 PM 3:35

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $75,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[27th day of June, 1996.
[
[Notary Public
[My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of June, 1996.

Emma Felts by Gloria Vick Atty. in fact

Emma Felts
by: Gloria Vick, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of June, 1996, before me personally appeared Gloria Vick, to me known to be the person who executed the foregoing instrument on behalf of Emma Felts and who acknowledged that she executed the same as the free act and deed of the said Emma Felts.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

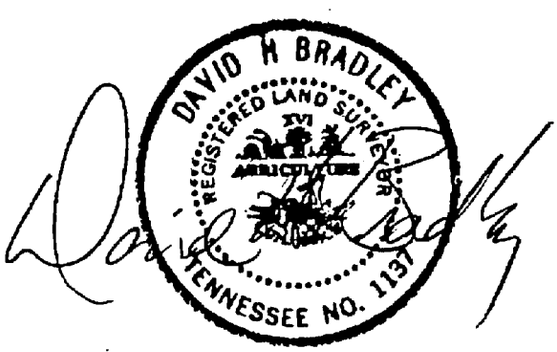
EXHIBIT A

David H. Bradley
LAND SURVEYING CO.
Route 9 - Box 190K
3788 Coal Bank Rd.
Sparta, Tennessee 38583
Phone 935-2211

BOOK 10106 PG 98

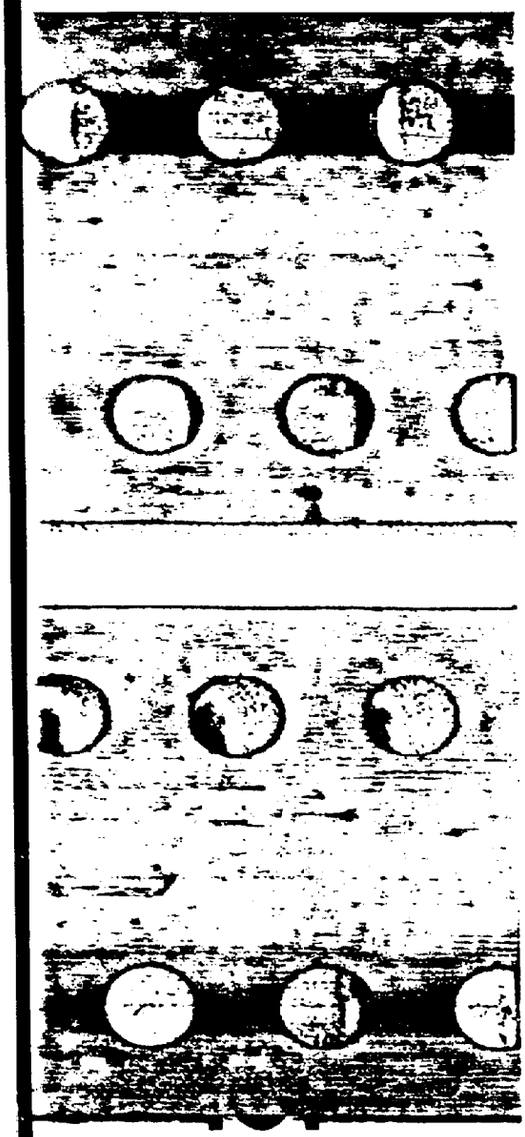
The following is a description of a portion of the the Mrs. H. C. Felts property located on Eatons Creek Road in the Fourteenth Civil District of Davidson County (Reference Warranty Deed Book 1467 page # 088 in the Davidson County Register's office).

Beginning on a 1/2 inch rebar located approximately 20 feet East of the center of Eatons Creek Road, said rebar is the Southwest corner of this described parcel and also a corner for J. R. Vann and is farther located N29-46-09W 3.3 feet from a water meter and S07-43-38W 79.9 feet from a sewer manhole, thence leaving Vann and going with said road N25-15-07E 74.96 feet and N29-44-48E 46.31 feet to a 1/2 inch rebar, thence leaving Eatons Creek Road and going with Shirley Waller S81-17-10E 179.51 feet to a 6 inch treated fence post, thence leaving Waller and going with E. G. Winters S12-57-10W 96.90 feet to an axle marking the Southeast corner of this described parcel, thence leaving Winters and going with Vann N86-18-05W 211.12 feet to the beginning containing 0.47 acres as surveyed by the David H. Bradley -- Land Surveying Company R. L. S. # 1137 on 23 June, 1996.



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 07 01 01:01 33CHECK 290.50



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

RECEIVED OF _____

FOR _____

BOOK 10106 PG 99

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				MBEED 12.00
				TOTAL 290.50
				CHECK 290.50
			07/01/96 01	15:38 0001 0117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198886 IDENTIF. # REFERENCE

96 JUL -1 PM 3:35

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

No. 1057856