First Title & Escrow Co., Inc **WARRANTY DEED**
Box #9B

THIS INSTRUMENT PREPARED BY 10123 691

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 3721

#13911

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SAM B. DEVANE (NAME)	COATS & CO., INC. (NAME)	130-3
4316 4319 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	2200 Woodcrest Place, Ste. 207 (STREET ADDRESS)	34
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	BM7805

FOR AND IN 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, TIMOTHY F. VAUGHN AND WIFE, ELLEN F. VAUGHN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM B. DEVANE AND WIFE, DENISE MATHIS DEVANE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 21, Block 9 on the Plan of A Resubdivision of A Part of Royal Oaks Subdivision, as of record in Plat Book 547, page 167, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy F. Vaughn and wife, Ellen F. Vaughn by deed from Philip R. Templeton and wife, Barbara L. Templeton of record in Book 8676, page 186, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Agreement of record in Book 848, page 436; (3) Easements of record in Book 5818, page 871; and (4) All matters appearing on the Plan of record in Plat Book 547, page 167, said Register's Office.

6214 07/17 0101 03CHECK 1600.00

96 JUL 17 AM10:41
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

02048 5 REFERENCE

unimproved ( )
This is improved (XX) property, known as 4316 4319 Sunnybrook Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of July, 19 96.

Timothy F. Vaughn
TIMOTHY F. VAUGHN

Ellen F. Vaughn
ELLEN F. VAUGHN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10123 PAGE 695

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY F. VAUGHN AND WIFE, ELLEN F. VAUGHN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand at office, this 12th day of July 19 96

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 19 96.

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

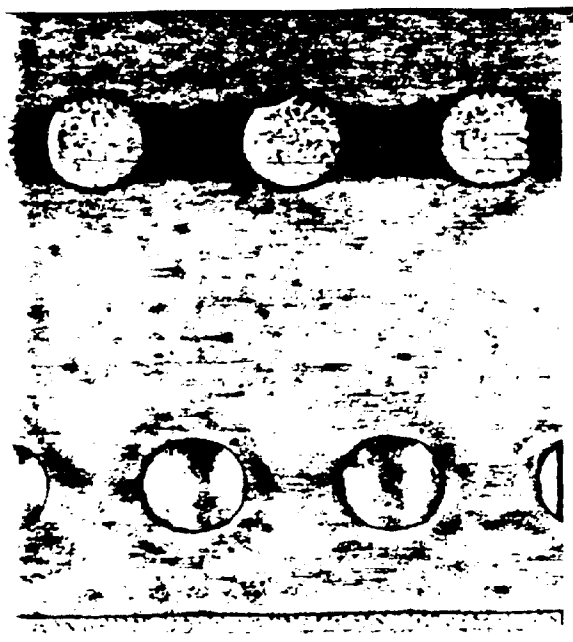
TIMOTHY F. VAUGHN AND WIFE,
ELLEN F. VAUGHN

TO

SAM B. DEVANE AND WIFE, DENISE
MATHIS DEVANE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

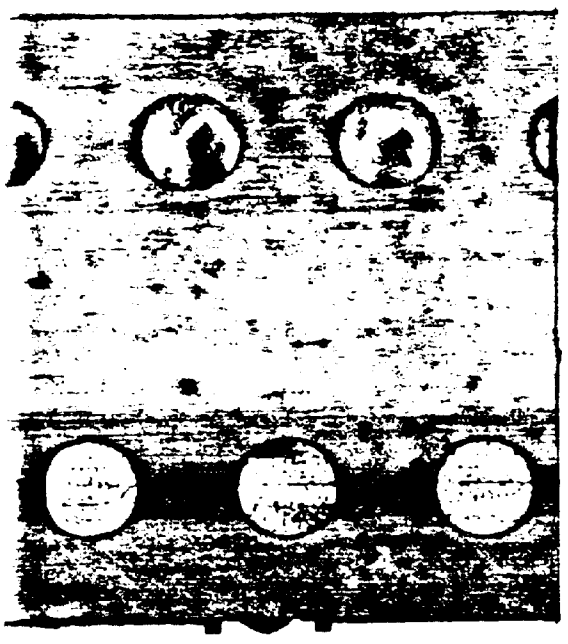
RECEIVED OF _____

FOR _____

BOOK 10123 PG 696

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 430000.00
CON TX 1591.00
PRFEE 1.00
MTEED 8.00
TOTAL 1600.00
CHECK 1600.00

07/17/96 01 10:43 0001 6214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204485
IDENTIF. # REFERENCE

96 JUL 17 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063877