This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, TN 37064

Return to:
Premier Title & Escrow, LLC
4301 Hillsboro Rd, Ste 300
Nashville, TN 37215

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael D. Vaughn etux 2745 Call Hill Road Nashville, TN 37211	Standard Federal Bank 2600 W. Big Beaver Road Troy, Michigan 48084	172-12-0-B-130.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Craig L. Stuvick and Becky S. Stuvick, husband and wife,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael D. Vaughn and Amy J. Vaughn, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 453, on the Plan of Section Seven, Bradford Hill, of record in Book 7900, page 6 and Book 7900, page 337 and 338, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Craig L. Stuvick and Becky S. Stuvick, husband and wife, by deed from Yazdian Construction, Inc. of record in Book 8776, page 831, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1996 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 8069, page 170, Book 8522, page 853, Register's Office of Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Book 7900, page 6, Book 7900, pages 337 and 338, said Register's Office.
4. Charter of Homeowners Association of record in Book 8071, page 520, RODC, TN.
5. By-Laws of Homeowners Association of record in Book 8071, page 531, RODC, TN.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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. BOOK 10133 PG 700

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.

This property is known as:

2745 Call Hill Road, Nashville, TN 37211

WITNESS OUR HANDS THIS 24th DAY OF July, 1996 IN FRANKLIN, TENNESSEE.

Craig L Stuvick
SELLER: Craig L. Stuvick

Becky S Stuvick
SELLER: Becky S. Stuvick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Craig L. Stuvick and Becky S. Stuvick**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that theyexecuted the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of July, 1996 in Franklin, TN.

Notary Public

My Commission Expires:

6/29/99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $142,500.00.

Michael D. Vaughn
AFFIANT

Sworn to and subscribed to me, the undersigned, this 24th day of July, 1996, in Franklin, Tennessee.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

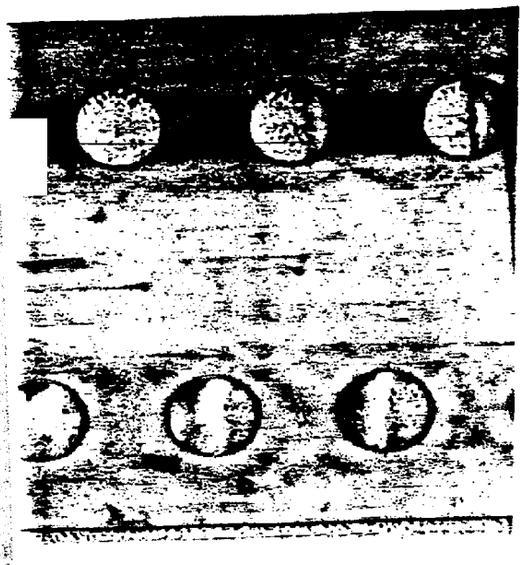
0207687 IDENTIF. ↑ REFERENCE

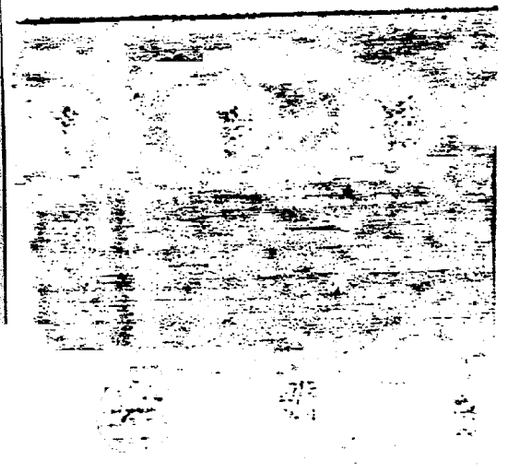
MAIL FNV.

96 JUL 26 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9660 07/26 0101 03CHECK 536.25

TNJ/4939.9600/cw





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

RECEIVED OF _____

FOR _____

BOOK 10133 PG 701

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	
				142500.00
			CON TX	527.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	536.25
			CHECK	536.25
07/26/96	01		10:54 0001	9660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207687
IDENTIF. ↑ REFERENCE

96 JUL 26 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067273