Box 17

BOOK 10251 PG 303

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Donald E. Vaughn	Same	Map 34-14
505 Clifton Drive		Parcel 52
Goodlettsville, TN 37072-3512		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

AmSouth Bank of Tennessee

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Donald E. Vaughn and wife, Brenda G. Vaughn

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 55 on the Plan of Stanley Heights, as of record in Plat Book 3300, page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 62 feet on the northwesterly side of Bain Drive and extends back 118 feet on the northeasterly line and 86.2 feet on the southwesterly line to a broken line in the rear on which it measures 69.8 feet.

Being the same property conveyed to AmSouth Bank of Tennessee by Substitute Trustee's Deed from Joe M. Kirsch, Substitute Trustee, of record in Book 10235, page 478, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 3405, page 286, said Register's Office.

The legal description is the same as the previous deed of record.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

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

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.

Witness my hand this 1 day of November, 1996.

AMSOUTH BANK OF TENNESSEE

By: Stephen E. Taylor
STEPHEN E. TAYLOR
Vice President

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen E. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of the AmSouth Bank of Tennessee, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of AmSouth Bank of Tennessee by himself as Vice President.

Witness my hand and seal, at office in Chattanooga, Tennessee, this 4 day of November, 1996.

My Commission Expires:
9-20-97

Joyce W. Thurmond
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $46,500.00.

Brenda G. Vaughn
AFFIANT

Subscribed and sworn to before me this 4th day of November, 1996.

My Commission Expires:
11/22/97

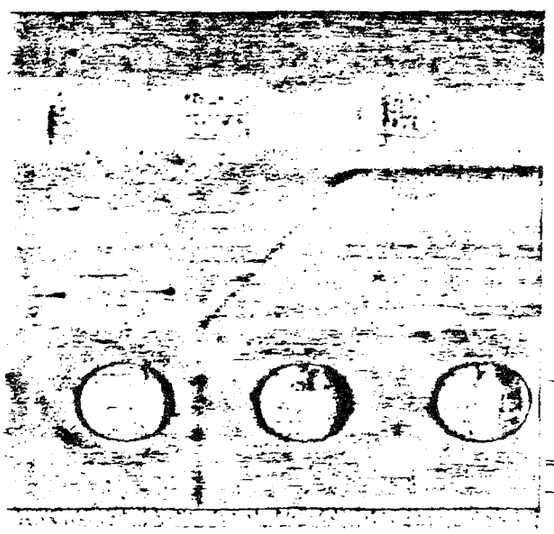
LAURI A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

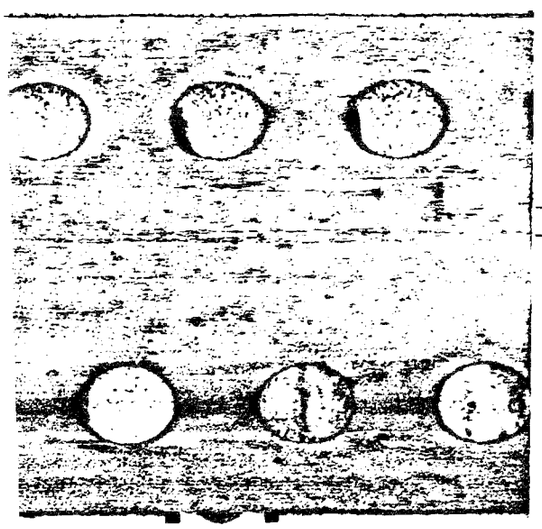
Lauri A. Beasley
NOTARY PUBLIC

0244022
IDENTIF. ↑ REFERENCE

96 NOV -6 AM 9:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3559 11/06 0101 03CHECK 181.05





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

RECEIVED OF _____

FOR _____

BOOK 10251 PG 305

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 46500.00
				CON TX 172.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 181.05
				CHECK 181.05
11/06/96	01	09:52	0001	8559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244022
IDENTIF. # REFERENCE

96 NOV -6 AM 9:5[illegible]
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 1085483