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This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 10298 PG 94

WARRANTY DEED

ADDRESS NEW OWNER:
Kathie Gentry Vaughn and Lee Patrick Vaughn
509 Des Moines Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
"To Mortgagee"

MORTGAGEE:
SunTrust Bank, Nashville, N. A.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
MAP 75-3
GROUP
PARCEL 8.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William W. Maxwell and wife, Beverly Ann Maxwell hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathie Gentry Vaughn and Lee Patrick Vaughn, wife and husband, hereinafter called the Grantees, their 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. 16 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William W. Maxwell and wife, Beverly Ann Maxwell by deed from James H. Nevans and wife, Renee D. Nevans of record in Book 7336, page 670, Register's Office for Davidson County, Tennessee.

This is improved property known as 509 Des Moines Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kathie Gentry Vaughn and Lee Patrick Vaughn, wife and husband, their heirs and assigns, forever; and we, William W. Maxwell and wife, Beverly Ann Maxwell 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 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of December, 1996.

William W. Maxwell

William W. Maxwell

Beverly Ann Maxwell

Beverly Ann Maxwell

IDENTIF. ↑ REFERENCE 0257967

96 DEC 23 AM 8:47

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William W. Maxwell and wife, Beverly Ann Maxwell the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of December, 1996.

Rebecca T. Garland
NOTARY PUBLIC Rebecca T. Garland

My Commission Expires: May 24, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 99,000.00.

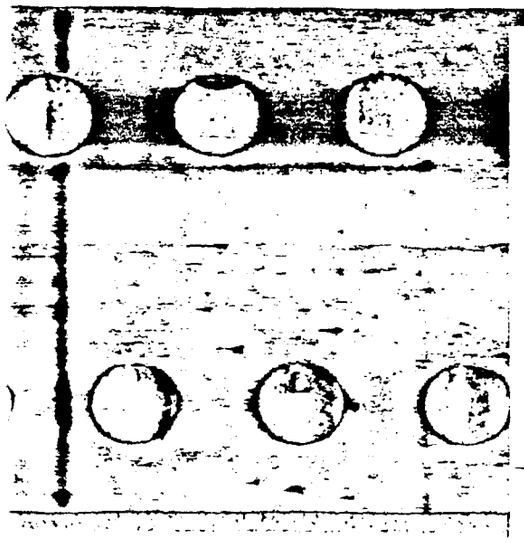
Lee Patrick Vaught
AFFIANT

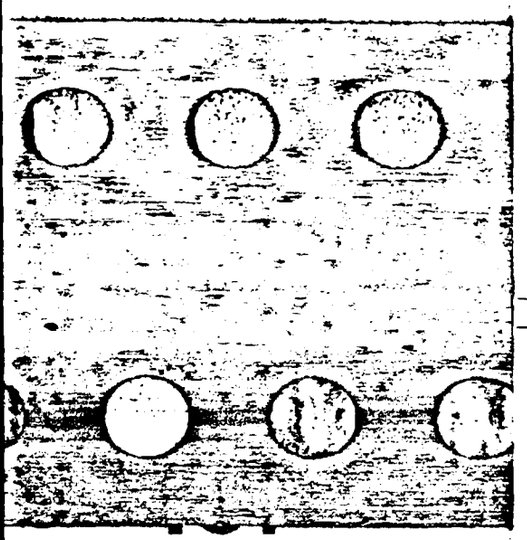
Subscribed and sworn to before me this 17th day of December, 1996.

Rebecca T. Garland
NOTARY PUBLIC Rebecca T. Garland

My Commission Expires: May 24, 1997

8087 12/23 0101 03CHECK 375.30





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

RECEIVED OF _____

FOR _____

BOOK 10298 PG. 96

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 99000.00
CON TX 366.30
PRFEE 1.00
WDEED 8.00
TOTAL 375.30
CHECK 375.30

12/23/96 01 08:46 0001 8087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257967
IDENTIF. ↑ REFERENCE

96 DEC 23 AM 8:47
DAVIDSON COUNTY, TN.

No. 1100662