File Box 9B
(First Title & Escrow)

15446

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

RECORD AND RETURN TO:

Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. ANTHONY VAUGHN (NAME)	SAME (NAME)	Map 103-16
203 South Wilson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 37
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 26W9065

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, MARY ELLEN KNOTT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. ANTHONY VAUGHN, unmarried

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. 20 on the Plan of Rainbow Subdivision, as of record in Plat Book 421, page 183, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Royal E. Knott and wife, Mary Ellen Knott by deed from Earl Joseph Kirshner and Ruth Kirshner Kay of record in Book 4587, page 656, said Register's Office. Royal E. Knott and Mary Ellen Knott have since been divorced by Final Decree in the Third Circuit Court for Davidson County, Tennessee, Docket No. 70357, dated September 19, 1973. Said Decree, a certified copy of which is of record in Book 4767, page 103, Register's Office for Davidson County, Tennessee, divests said property out of Royal E. Knott and vests it in Mary Ellen Knott.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 183, said Register's Office.

041947B
IDENTIF. ↑ REFERENCE

98 APR -1 AM 9:56
FILED AND RECORDED
DAVIDSON COUNTY, TN.

3599 04/01 0101 03CHECK 786.00

unimproved ( )
This is improved (XX) property, known as 203 South Wilson Boulevard, 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 30th day of March, 19 98

Mary Ellen Knott
MARY ELLEN KNOTT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10864 PG 27

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ELLEN KNOTT with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of March, 19 98.

My commission expires 9/23/2000 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 _____

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

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

G. Anthony Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 98.

MY COMMISSION EXPIRES: 9-24-2001 (AFFIX SEAL)

Mitchell A. Watts
Notary Public

WARRANTY DEED

FROM
MARY ELLEN KNOTT

TO
J. ANTHONY VAUGHN

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 10864 PG 28

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 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 8.00
TOTAL 786.00
CHECK 786.00
04/01/98 01 09:58 0001 3599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

041947 8
IDENTIF. & REFERENCE

APR -1 AM 9:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1273864