WARRANTY DEED

BOOK 11293 PAGE 845

RUSSELL JOHN MCCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,952.35

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce H. Vaughan (NAME)	Farm Credit Services (NAME)	PART OF MAP 89-00
Tract 4, 6.13 acres, River Road (ADDRESS)	P.O. Box 34390 (ADDRESS)	0-007.00
Nashville, TN (CITY) (STATE) (ZIP)	Louisville, KY 40243-4390 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Fred A. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce H. Vaughan and wife, Joy J. Vaughan

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:

SEE EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to Fred A. Martin by deed from William E. Kantz, Jr. by instrument of record in Book 11002, page 25, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Easement for Waterline of record in Book 5566, page 109, Book 5608, page 811, Book 5942, page 501, said Register's Office.

Easement of record in Book 1881, page 322, Register's Office for Davidson County, Tennessee.

Easements shown as of record on the affidavit and attached Maps A, B, C, and D

CONTINUED

unimproved ( )
This is improved (X) property, known as Tract 4, 6.13 acres, River Road, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 6th day of January 19 99

Fred A. Martin

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

RUSSELL JOHN McCAIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred A. Martin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 6th day of January 19 99.

Commission expires 9-11-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

of record in Book 11001, page 983, Register's Office for Davidson County; the Private Roadway Easement of record in Book 11001, page 989, said Register's Office; the Temporary Access Easement of record in Book 11002, page 1, said Register's Office; the easement for Septic Field as of record in Book 11002, page 569, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 11002, page 25, Register's Office for Davidson County, TN.

0535752
IDENTIF. ↑ REFERENCE
99 JAN 12 AM 10:49
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

EXHIBIT A

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of River Road being Lot No.4 of map A referenced on the first page of this deed, and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road, said pin being Northerly 369.62 feet along said margin from the corner of George K. McCabe or record in Deed Book 9592, page 628, R.O.D.C.;

Thence, leaving said margin, with Lot No. 3, N73 degrees 33'45" W, 922.56 feet to an iron pin set;

Thence, N05 degrees 39'43"E, 445.28 feet to an iron pin set;

Thence, S74 degrees 24'13"W, 506.90 feet to an iron pin set;

Thence, with Lot No. 2, N80 degrees 49'36"W, 151.93 feet to an iron pin set;

Thence, N67 degrees 16'15"W, 302.09 feet to an iron pin set;

Thence, S19 degrees 22'01" W, 334.13 feet to an iron pin set in the northerly line of aforementioned McCabe;

Thence, with said McCabe, N68 degrees 54'34"W, 90.97 feet to an existing iron pin;

Thence, N73 degrees 00'23" W, 87.22 feet to an existing iron pin;

Thence, N77 degrees 37'10" W, 188.98 feet to an existing iron pin;

Thence, with the easterly line of Randolph Family Partners, L.P. of record in Deed Book 10084, page 485 R.O.D.C., N06 degrees 47'16" E, 345.23 feet to an iron pin set;

Thence, with Lot No. 5, S83 degrees 12'44"E, 352.69 feet to an iron pin set;

Thence, S67 degrees 16'15" E, 395.87 feet to an iron pin set;

Thence, S80 degrees 49'36" E, 135.01 feet to an iron pin set;

Thence, N74 degrees 24'13"E, 569.02 feet to an iron pin set;

Thence, S05 degrees 39'43" W, 477.01 feet to an iron pin set;

Thence, S73 degrees 33'45" E, 884.43 feet to an iron pin set in the westerly margin of River Road;

Thence, with said margin and a curve concave to the east having a central angle of 01 degrees 58'12", a radius of 1457.40 feet and a chord of S20 degrees 09'34"W, 50.11 feet for an arc length of 50.11 feet to the point of beginning containing 266,956 square feet or 6.13 acres, more or less, according to a survey made by Crawford Land Surveyors, P. C. dated April 24, 1998.

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

1635 01/12 0101 03CHECK 229.42

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11293 PAGE 848

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	57952.35
CON TX	214.42
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	229.42
CHECK	229.42

01/12/99 01 10:51 0001 1635

0535752
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 10:50
REGISTER'S
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411087