PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

Bk 50-B

BOOK R 11331 PAGE 733

WARRANTY DEED

Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,500.00

Grace B Constant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 9-23-2000
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kamie L. Hefner	Franklin American Mortgage Co.	MAP 132-1
(NAME)	(NAME)	
4036 Lealand Lane	501 Corporate Center Drive, Ste 400	PARCEL 42
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(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, Ann H. Gibson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kamie L. Hefner and husband, Bradley D. Vaughn

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. 181 on the Map of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for said County, to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann H. Gibson by deed from Richard L. Gibson, of record in Book 8420, page 652, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, pages 98 and 99, said Register's Office; and (c) restrictive covenants of record in Book 6593, page 194, said Register's Office.

99 FEB -8 AM 10:39
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

054613

unimproved ( )
This is improved (X) property, known as 4036 Lealand Lane, Nashville, TN 37204
(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 27th day of January 19 99

Ann H. Gibson

Ann H. Gibson by Attorney in Fact,
Christa Shreffler

02/08 0101 03CHECK 704.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann H. Gibson, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of January 1999.

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January 1999, before me personally appeared Christa Shreffler, to me known to be the person who executed the foregoing instrument on behalf of Ann H. Gibson and who acknowledged that she executed the same as the free act and deed of the said Ann H. Gibson.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 1999.

Notary Public

My Commission Expires: 3-24-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11331 PAGE 735

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

0546413

IDENTIF. ↓ REFERENCE

99FEB -8 AM 10:39

REGISTER OF DAVIDSON COUNTY, TN.

CAMT	187500.00
CON TX	693.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	704.75
CHECK	704.75

02/08/99 01 10:39 0001 3079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422384