FILE BOX 45

WARRANTY DEED

BOOK 11415 PG. 73

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Vaughn (NAME)	FT Mortgage Companies, dba First (NAME)	MAP 64-3-A
2109 Chels Way (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 123 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Steven M. Lee and wife, Hieu T. Nguyen-Lee and Lillian S. Lee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Vaughn and wife, Janice S. 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:

BEING Lot No. 102 Phase Ten Section Three, Brandywine Pointe, of record in Book 9700, Page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven M. Lee and wife, Hieu T. Nguyen-Lee and Lillian S. Lee by deed from D. P. Horton, Inc., a Texas Corporation, of record in Book 10545, Page 958, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 10257, Page 199; and Book 10502, Page 82, Register's Office for said County.

Power of Attorney of record in Book 11415, Page 69, Register's Office for said County.

Power of Attorney of Record in Book 11415, Page 71, said Registers Office.

unimproved ( )
This is improved (X) property, known as 2109 Chels Way, Old Hickory, TN 37138
(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 our hand s this 31st day of March 19 99

Steven M. Lee by Richard A. Northcutt, Atty-in-fact
Steven M. Lee

Lillian S. Lee by Richard A. Northcutt, Atty-in-fact
Lillian S. Lee

Hieu T. Nguyen-Lee by Richard A. Northcutt, Atty-in-fact
Hieu T. Nguyen-Lee

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

BOOK 11415 PG. 74

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____19_____ .

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard A. Northcutt, 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 on behalf of Steven M. Lee and wife, Hieu T. Nguyen-Lee and Lillian S. Lee as their Attorney in Fact as the free act and deed of the within named Steven M. Lee and wife, Hieu T. Nguyen-Lee and Lillian S. Lee.

Witness my hand and official seal at Nashville, Tennessee the 31st day of March 1999.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

056933
IDENTIFICATION REFERENCE
99 APR -5 PM 3:16
FILED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER
7367 04/05 0101 03CHECK 1030.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11415 PG. 75

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

0569433

IDENTIFICATION REFERENCE

99 APR -5 PM 3:16

REGISTER
DAVIDSON COUNTY, TN.

CHRT

	275000.00
CON TX	1017.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1028.50
CHECK	1028.50

04/05/99 01 15:18 0001 7367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446400