Box 60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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ADDRESS NEW OWNER:
Rick L. Butler
2190 Canyon Crest Avenue
San Ramon, CA 75234

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **41-12**
GROUP
PARCEL **94.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Leonard J. Vaughn, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Rick L. Butler, unmarried**, hereinafter called the "GRANTEE", his 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. 14 on the Plan of Kemper Heights, Section Five, of record in Book 3106, page 52, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Leonard J. Vaughn et ux Betty A. Vaughn by deed from Larry McWilliams and wife, Rita McWilliams & Georgia McWilliams, a widow of record in Book 5146, page 38, Register's Office for Davidson County, Tennessee.

*Betty A. Vaughn having since died.

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 1999 and subsequent years.

This is improved property known as 426 North Kemper Dr., Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

99 JUN 24 PM 4:08

0603620

WITNESS my hand this the 22nd day of June, 1999.

Leonard J. Vaughn

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leonard J. Vaughn**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $152,800.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0603620

IDENTIFICATION REFERENCE

99 JUN 24 PM 4:08

CAMT
152800.00
CON TX 565.36
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 576.36
CHECK 576.36

06/24/99 01 16:14 0001 3824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482342