STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Ruth A Draper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

27th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES 9/28/02

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Instr:200002100013508 Page: 1 OF 2
REC'D FOR REC 02/10/2000 8:36:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $610.50

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ruth A. Draper (NAME)	Same (NAME)	34-3-85
105 Oak Park Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

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, WE, **Robert H. Vaughan, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruth A. Draper,** and Husband, Donald M. Draper ~~Unmarried~~ 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:

TRACT 1:
BEING Lot No. 241 on the unrecorded plan of Shepherd Hills Subdivision, Section VI, described according to an undated survey of Cantrell, Connell and Morrison, Engineers, as follows:

Lot No. ~~421~~ 241 (2ND) is described as follows: Beginning at a point in the northerly margin of Oakpark Lane, 375 feet west of the southwesterly front corner of Lot No. 245, as shown on the plan of recorded Shepherd Hills Subdivision, Section 4, as of record in Book 2854, Page 100, said Register's Office thence in a northwesterly direction along the common line between Lots 241 and 242, 327.8 feet to a point; thence North 52 deg. 34' west 90.4 feet to an iron fence post; thence south 46 deg. 06' west 332.7 feet, along the south boundary of the Clay Millett property, to a concrete monument in the northerly margin of Oakpark Lane, 144.4 feet to the point of beginning.

Being the same property conveyed to Robert H. Vaughan, Unmarried, by Deed of Record in Instrument Number 199912090301638, Register's Office for Davidson County, Tennessee.

TRACT 2:
BEING Lot 242 on the unrecorded plan of Shepherd Hills Subdivision, Section VI, described according to an undated survey of Cantrell, Connell and Morrison, Engineers, as follows:

Lot No. 242 is described as follows: Beginning at a point in the northerly margin of Oakpark Lane, at the corner of Lots 241 and 242; thence with the margin of said Lane, easterly 115 feet to a corner of Lots Nos. 242 and 243; thence with the line between said lots, northeasterly 327.1 feet to a point; thence westerly 115 feet to the common corner of Lots 241 and 242; thence with the line between said lots, southerly 327.8 feet to the point of beginning.

Being the same property conveyed to Robert H. Vaughan, Unmarried, by Deed of Record Instrument Number 199912090301639,Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )

This is improved (XX) property, known as 105 Oak Park Lane, Madison, TN 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 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. Whenever 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/our hand(s) this 27th day of January, 2000.

Robert H. Vaughan

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 Robert H. Vaughan, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of January, 2000.

Commission expires 9/28/02

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), 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 _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of January, 2000.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282