THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9730L

MAP/GROUP/PARCEL: 042-16-0/029.00

NEW OWNER'S NAME AND ADDRESS:
PATRICK J. CALO and BETTY S. CALO
100 Peggy Street
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

Instr:200007180070834 Page: 1 OF 2
REC'D FOR REC 07/18/2000 12:15:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $270.10

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Alma Sue Vaughn Johnson, as Executrix of the Estate of Stephen Clifford Vaughn (also known as Steve Vaughn), hereinafter called Grantor, do hereby transfer and convey unto Patrick J. Calo and Betty S. Calo, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22, FINNLAND HEIGHTS, PART II, AS OF RECORD IN BOOK 1424, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 22 FRONTS 100 FEET ON THE WEST SIDE OF PEGGY STREET AND RUNS BACK BETWEEN LINES, 152.5 FEET ON THE NORTH LINE AND 150.2 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, MEASURING 96.5 FEET THEREON.

The subject property is improved property commonly known as 100 Peggy Street, Madison, Tennessee.

BEING the same property conveyed to Steve Vaughn and wife, Katie P. Vaughn, by deed of record in Book 2902, Page 69, Register's Office for DAVIDSON County, Tennessee. Katie P. Vaughn predeceased Steve Vaughn and at the time of her death she was the wife of Steve Vaughn. Steve Vaughn is deceased and his estate is of record in the Seventh Circuit Court for Davidson County, Tennessee. The Last Will and Testament of Stephen Clifford Vaughn (Steve Vaughn) directs that the Executrix be authorized to execute this instrument.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Alma Sue Vaughn Johnson

Alma Sue Vaughn Johnson, as the Executrix
of the Estate of Stephen Clifford Vaughn

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Alma Sue Vaughn Johnson, as Executrix of the Estate of Stephen Clifford Vaughn (Steve Vaughn) , with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 7th day of July, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $73,000.00.

Alma Sue Vaughn Johnson
AFFIANT

Sworn to and subscribed before me, this 7th day of July, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.