PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 42070
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/04/00 09:15 2pgs
Fees:11.00 Taxes:643.43
20001204-0118472

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael James Ford Jennifer McPherson Ford 3414 Springbrook Drive Nashville, TN 37204	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 118-10-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 173,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Paul Vaughn, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael James Ford and spouse, Jennifer McPherson Ford,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Pleasant Valley of record in Plat Book 1424, Page 63, Register's Office for said County.

Said Lot No. 74 fronts 75 feet on the easterly margin of Springfield Drive and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to John Paul Vaughn, unmarried by deed from Ted R. Rayburn and wife, Kimberly Rayburn of record in Book 11033, Page 615, Register's Office for Davidson County, TN.

June Vaughn, spouse of John Paul Vaughn, joins in conveying all interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 63, said Register's Office, which Plan shows a 30 foot minimum building setback line from Springbrook Drive and a 10 foot easement for public utility purposes along the rear line(s)

This is improved property, known as: 3414 Springbrook Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2000.

John Paul Vaughn

June Vaughn

State of Tennessee
County of Davidson

On this 30th day of November, 2000, before me the undersigned authority, personally appeared **John Paul Vaughn and June Vaughn**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

CHRISTY WILKINS-DYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2002

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 173,900.00

Affiant

Sworn and subscribed before me on the 30th day of November, 2000.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS-DYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2002