THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10358B

MAP/GROUP/PARCEL: 042-16-0/166.00

NEW OWNER'S NAME AND ADDRESS:
DANNY V. VAUGHN and PAMELA F. VAUGHN
512 GALLATIN ROAD SOUTH

MADISON TN 37115

Davidson County DEEDWARR
Recvd: 02/26/01 14:48 3pgs
Fees:15.00 Taxes:814.00
20010226-0017687

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, FRED L. ALLEN, AN UNMARRIED MAN and JUANITA A. SAUNDERS, AN UNMARRIED WOMAN, hereinafter called Grantors, do hereby transfer and convey unto DANNY V. VAUGHN and PAMELA F. VAUGHN, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is improved property commonly known as 510-512 Gallatin Road South, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 10655, Page 263, Register's Office for Davidson County, Tennessee.

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 of record including those described in Book 10655, Page 264, Register's Office for Davidson County, Tennessee.

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.

Fred L. Allen
FRED L. ALLEN

Juanita A. Saunders
JUANITA A. SAUNDERS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, FRED L. ALLEN, AN UNMARRIED MAN and JUANITA A. SAUNDERS, AN UNMARRIED WOMAN, with whom I am personally acquainted, and made oath that they 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 22nd day of February, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater of this transfer is $220,000.00.

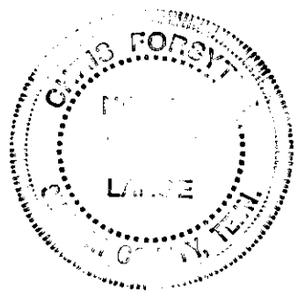
AFFIANT

Sworn to and subscribed before me, this 22nd day of February, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03



LAND in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described according to a survey dated October 9, 1997, by R. L. Montoya Land Surveying, Tennessee R.L.S.N. 697, as follows:

BEGINNING at a point in the existing westerly margin of Gallatin Pike, said point being approximately 140 feet south from the center line of Madison Street, and the northeast corner of this tract; thence along said west margin of Gallatin Pike South 24 degrees 32 minutes 14 seconds West 51.27 feet to a point; this being the southeast corner of this tract; thence, leaving the west margin of Gallatin Pike along the south line of this tract North 72 degrees 12 minutes 03 seconds West 198.89 feet to a point; thence, along the West line of this tract North 24 degrees 31 minutes 22 seconds East 51.37 feet to a point; thence, along the North line of this tract South 72 degrees 12 minutes 03 seconds East 198.89 feet to the point of beginning, containing 10,137 square feet, 0.23 acres more or less.

ALSO, a non-exclusive easement for ingress and egress to and from Madison Avenue as described in Agreement between Anna White Doolittle and Ray E. Garrett and wife of record in Book 2101, Page 286, Register's Office for Davidson County, as amended by Agreement between Anna White Doolittle and Morris Kornman and wife of record in Book 4208, Page 154, said Register's Office.