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Realty Title
42A

ELIZABETH J. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $196,000.00.

Stacy Sward
Affiant

Subscribed and sworn to before me, this 18th day of May, 2001.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
James Sward 5033 Sunset Way Hermitage TN 37076	NEW OWNER	86-04-B-019CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Vaughn III, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to James Sward and wife, Stacy Sward, hereinafter called the Grantees, their successors 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. 116, on the Plan of Sunset Oaks, Section One, of record in Plat Book 7900, Page 600, corrected in Book 9092, Page 376 and Book 9108, Page 71, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David Vaughn III by deed from Richard A. Murphy and wife, Lesley L. Murphy, of record in Book 11005, Page 167, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Brandie Nichole Brown Vaughn, wife of David Vaughn III, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 5033 Sunset Way, Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 05/21/01 12:26 2pgs
Fees:11.00 Taxes:725.20
20010521-0052351

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hand this 16th day of May, 2001.

X David Vaughn III by Joseph E. Sandrum, attorney-in-fact
David Vaughn III

X Brandie Nichole Brown Vaughn by Joseph E. Sandrum, Attorney-in-fact
Brandie Nichole Brown Vaughn

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Joseph E. Landrum, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for David Vaughn III and Brandie Nichole Brown Vaughn and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and seal in Memphis, TN, this 16th day of May, 2001.

x _____
Notary Public

My Commission expires

MY COMMISSION EXPIRES OCT. 4, 2003

JILL SOJOURNER
NOTARY PUBLIC AT LARGE
SHELBY CO. TN