Davidson County DEEDWARR
Recvd: 12/06/01 09:38 2pgs
Fees:13.00 Taxes:190.55
20011206-0134320

This Instrument Prepared By:

O'Charley's Inc.
3038 Sidco Drive
Nashville, Tennessee 37204
615-782-8808

Address New Owner:

Jimmy Sensing
214 Old Hickory Blvd., #140
Nashville, Tennessee 37221

Send Tax Bills To:

Same

Map-Parcel Numbers

142-1-1
P-40
FB#9D-3782

WARRANTY DEED

FOR AND IN CONSIDEDRATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES P. VAUGHN, JR.,** a married individual residing in Nashville, Davidson County, Tennessee, has bargained and sold and does hereby transfer and convey unto **JIMMY SENSING,** an unmarried individual residing in Nashville, Davidson County, Tennessee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Being Unit No. 140 on the Plan of Belle Forest as of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charles P. Vaughn, Jr., by Warranty Deed from Gary L. Sisco and wife, Mary Sue Sisco, dated May 7, 1984, of record in Book 6289, page 952, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining to the said Grantee, his heirs and assigns, forever.

AND GRANTOR does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except for any easements, restrictions, of record in the Register's Office of Davidson County, Tennessee.

AND GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

MIMI ECKEL VAUGHN, being the spouse of Charles P. Vaughn, Jr., joins in this conveyance for the purpose of quitclaiming and conveying, and by these presents does hereby quitclaim and convey, to the Grantee, his heirs and assigns, all of her right, title or interest in and to the hereinabove described property by virtue of her marriage to Charles P. Vaughn, Jr. or otherwise.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands on this 6th day of December, 2001.

CHARLES P. VAUGHN, JR.

MIMI ECKEL VAUGHN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARSHA A. Anderson a Notary Public in and for said county and state, **CHARLES P. VAUGHN, JR.**, and wife, **MIMI ECKEL VAUGHN,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 6th day of December, 2001.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE ANDERSON

Notary Public

My Commission Expires: 5-28-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $51,500.00.

AFFIANT

Sworn to and subscribed before me,
this 6th day of December, 2001.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My Commission Expires: 5-28-03