Boy 34

Name & Address New Owner:
Alfonso Hernandez
325 Nix Drive
Madison, TN 37115

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 02/28/02 13:54 2pgs
Fees:13.10 Taxes:325.60
20020228-0025592

Tax Map and Parcel Nos.
Map 43-6
Parcel 351

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, Arnold Dewayne Vaughn, UNMARRIED,** the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **Alfonso Hernandez, Married** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, his sucessors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties containes herein, are made expressly subject to the Following:

Subject to Property Taxes for 2002, a lien, and not yet due; and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Resubdivision of Lot No. 46 of Anderson Estate, of record in Book 6200, Page 727, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 the 22 day of February, 2002.

Arnold Dewayne Vaughn

STATE TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Arnold Dewayne Vaughn, the within bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 22 day of February, 2002.

Commission expires:7/27/2002

Notary Public

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 27, 2002

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Sworn to and subscribed before me this the day of February, 2002.

Notary Public
My Commission expires: 7/27/2002

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 27, 2002

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison Street
Madison, Tn 37115

EXHIBIT "A"

LAND in Davidson County, Tennessee, Being Lot No. 1 on the Resubdivision of Lot No. 46 of Anderson Estates of record in Book 6200, Page 726, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

BEING the same property conveyed to Arnold Dewayne Vaughn from Harold Woosley and wife, Nancy C. Woosley by Warranty Deed of record in Book 10457, Page 729.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 325 NIX DRIVE, MADISON, TN 37115.