PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **May, 2002, by and between JOHN G. BACH, A MARRIED MAN, hereinafter called Grantor, and FRANK WILLIAM VAUGHN and LUOMA JONES VAUGHN, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOHN G. BACH, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto FRANK WILLIAM VAUGHN and LUOMA JONES VAUGHN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 503 EDWIN STREET, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

HEATHER L. BACH, wife of JOHN G. BACH, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

JOHN G. BACH
Signature of Seller

Heather Bach
HEATHER L. BACH, SPOUSE

Davidson County DEEDWARR
Recvd: 05/20/02 15:45 3pgs
Fees:18.00 Taxes:207.20

20020520-0061648

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN G. BACH, JOINED BY HIS WIFE, HEATHER L. BACH,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **May, 2002.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

FRANK WILLIAM VAUGHN and LUOMA JONES VAUGHN, HUSBAND AND WIFE

503 EDWIN STREET
NASHVILLE, TN 37207

Property Address:

503 EDWIN STREET
NASHVILLE, TN 37207

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE COMPANY
501 Corporate Center Dr. Ste 400
Franklin, TN 37067

Map & Parcel #: MAP 71-8, PARCEL 365

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$56,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **May, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section Two Rawls Tract Subdivision, of record in Book 1424, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 50 feet on the north side of Edwin Avenue and extends back 136 feet on the westerly line and 133.5 feet on the easterly line to a dead line in the rear on which it measures 46.5 feet.

Being the same property conveyed to JOHN G. BACH, UNMARRIED, by Deed from TIM YEAGER, UNMARRIED, of record in BOOK 9589, PAGE 849, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 71-8, PARCEL 365).

2. All matters as set forth on the Section Two Rawls Tract Subdivision, of record in Plat Book 1424, page 84, said Register's Office.