THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 06/27/02 10:44 2pgs
Fees:13.00 Taxes:817.70

20020627-0077456

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Robert H. Vaughan 114 Luna Lane Hendersonville, Tn 37075	Robert H. Vaughan 114 Luna Lane Hendersonville, Tn 37075	34-14-80 11D-25055

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ray T. Suggs and Georgia B. Suggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert H. Vaughan, unmaried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Tract No. 1, the easterly 232 feet of the Resubdivision of Lot No. 21 on the Plan of the Resubdivision of Dixie Pure Food Co.'s Subdivision, as of record in Book 421, Page 30, Register's Office for Davidson County, Tennessee, described according to a Mortgage Loan Inspection made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated December 5, 1984, File No. W-46105-L, as follows:

BEGINNING at the southeast corner of Lot No. 21; thence along the north margin of Pierce Road (formerly Woods Avenue), North 71 degrees West 232 feet, more or less, to the southeast corner of Tract No. 2; thence along the east line of Tract No. 2, North 2 degrees 05' East 581.8 feet, more or less, to the south margin of the L & N Railway Right-of-Way; thence along said right-of-way, North 48 degrees, East 299.4 feet, more or less, to the northeast corner of said Lot No. 21; thence south 1 degree 30' west 852 feet, more or less, to the point of beginning, containing 3.39 acres, more or less.

Being the same property conveyed to Ray T. Suggs by Deed of record in Record Book 8133, Page 231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is yes property known as: 1223 Pierce Road Madison, TN 37115

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 OUR HANDS THIS 5th day of June, 2002

Ray T. Suggs

Ray T. Suggs

Georgia B. Suggs

Georgia B. Suggs

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Ray T. Suggs /and Georgia B. Suggs

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 5th day of June, 2002

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of June, 2002

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003