THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19161** BOX 10-A	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 21st day of AUGUST, 2002. Notary Public My Commission Expires:

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Eric John Barth Ms. Helen Theresa Bird 4601 Park Avenue Nashville, TN 37209	SAME	MAP 91-16 PAR 48 FB 12W 920

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES PRESTON VAUGHN, JR. MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ERIC JOHN BARTH AND HELEN THERESA BIRD, HUSBAND AND WIFE, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4601 Park Avenue, Nashville, Tennessee 37209.

MIMI VAUGHN, the spouse of CHARLES PRESTON VAUGHN, JR., joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said CHARLES PRESTON VAUGHN, JR.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of AUGUST, 2002.

CHARLES PRESTON VAUGHN, JR.

MIMI VAUGHN

Davidson County DEEDWARR
Recvd: 08/22/02 13:33 2pgs
Fees:13.00 Taxes:1572.50
20020822-0101676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CHARLES PRESTON VAUGHN, JR. and MIMI VAUGHN, 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 office, this 21st day of AUGUST, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: _____ Notary Public

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Block "B" on the Map of Charlotte Park Company's First Addition, as of record in Plat Book 57, page 103, Register's Office for said County, to which plan reference is made for a more complete description.

Beginning at the southwest corner of Park, formerly First Avenue and 46th Avenue North, formerly 5th Street; thence southwardly, with the westerly margin of 46th Avenue North, 150 feet to the northerly margin of an alley; thence westwardly, with the northerly margin of said alley, 75 feet to the southeast corner of the property conveyed to the Trustees of the West Nashville Methodist Church by deed from Rhonda Lee Kennedy of record in Book 1115, page 32, said Register's Office; thence northwardly, with the easterly line of said church lot, 150 feet to the southerly margin of Park Avenue; thence with said Avenue eastwardly 75 feet to the beginning.

Being the same property conveyed to Charles Preston Vaughn, Jr. by deed from Howard R. Birdwell and wife, Carolyn C. Birdwell of record in Book 11164, page 97, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 103, said Register's Office.