*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
BOLTON, LLC
P. O. Box 148458
Nashville, TN 37214

SEND TAX BILL:
*To Owner*

Davidson County DEEDWARR
Recvd: 09/20/02 09:10 2pgs
Fees:13.00 Taxes:148.00
20020920-0114677

MAP AND PARCEL:
MAP 43-8
PARCEL 3.00
4D-37425

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Paul M. Vaughn, devisee of the Will of James H. Vaughn, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto BOLTON, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 12, on the Plan of H. A. Youngblood Subdivision at Rayon City, Old Hickory, unrecorded, Register's Office for Davidson County, Tennessee, described according to a copy of a survey of said Subdivision by Cantrell, Connell & Morrison, Engineers, made in May 1954, as follows:
>
> BEGINNING at a point in the northerly margin of Shelby Street, the common corner of Lots 13 and 12; thence with the line between said Lots, N44°17'W, 151.4 feet to a point; thence N43°01'E, 55 feet to the common corner of Lots Nos. 11 and 12; thence with the line between said lots, S44°17"E, 154 feet to the northerly margin of Shelby Street; thence with the same south 45°43'W, 55 feet to the beginning.
>
> Being part of the same property conveyed to W. M. Vaughn and James H. Vaughn, by deed from Kenneth Ray Williams and wife, Shirley Jean H. Williams of record in Book 3436, Page 517, Register's Office for Davidson County, Tennessee. The said W. M. Vaughn having predeceased James H. Vaughn who has since died testate May 5, 2002. The Will was admitted to probate by the Probate Court of Davidson County, Tennessee, June 26, 2002, 02P980, Imaging No. 4246/783561.

This is part of the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantee.

Paul Morgan Vaughn, Executor of the Estate of James Howard Vaughn joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

James Howard Vaughn and James H. Vaughn is one and the same person.

This is improved property known as 109 Shelby Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BOLTON, LLC, its successors and assigns, forever; and we, I, Paul M. Vaughn, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 18th day of September, 2002.

Paul M. Vaughn, individually

Paul M. Vaughn, Executor of the Estate of James H. Vaughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul M. Vaughn the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Paul M. Vaughn 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, and who further acknowledged that he is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 18th day of September, 2002.

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of September, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004