Davidson County DEEDWARR
Recvd: 10/10/02 15:28 2pgs
Fees:13.00 Taxes:965.70

20021010-0124555

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$261,000.00
|Jose A Aguilar
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|4th DAY OF October, 2002.
|Susan Hendley
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose A. & Clemencia J. Aguilar 1223 Pierce Road Madison, TN 37115	Bank of America 200 S. College St. Charlotte, NC. 28255	Map 34.14 Parcel 80

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,

Robert H. Vaughan, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jose A. Aguilar and wife, Clemencia J. Aguilar

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 DEG. 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 DEG. 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 DEG., EAST 299.4 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT NO. 21; THENCE SOUTH 1 DEG. 30' WEST 852 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT H. VAUGHAN, UNMARRIED, BY WARRANTY DEED FROM RAY T. SUGGS AND GEORGIA B. SUGGS, DATED JUNE 5, 2002 AND OF RECORD IN INSTRUMENT NUMBER 20020627-0077456, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 421, Page 30, Register's Office for Davidson County, Tennessee.
3) Property is subject to sanitary sewer/storm drainage easement granted to Metro Government in Book 4881, Page 832, and Book 4881, Page 845, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1223 Pierce Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 4th day of October, 2002.

Robert H. Vaughan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert H. Vaughan, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076