Davidson County DEEDWARR
Recvd: 05/19/03 15:57 3pgs
Fees:18.00 Taxes:292.28
20030519-0068231

NEW PURCHASER
SEND TAX BILLS TO:
KEN VAUGHN
2248 Maplecrest Dr.
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY
HARSH, PARKS & HARSH
LAW OFFICES
GALLATIN, TENNESSEE 37066

TAX MAP 84, GROUP 11, PARCEL 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, JONATHAN MICHAEL ADAMS AND WIFE, NIKKI LYNN ADAMS, have this day bargained and sold and by these presents do hereby transfer and convey unto KEN VAUGHN AND WIFE, HEATHER ELISE VAUGHN, as tenants by the entirety, their heirs and assigns, the following described parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 269, on the Map of Maplecrest Subdivision, not of record.

SAID LOT FRONTS 85 feet on the North side of Maplecrest Drive and runs back 150 feet on the westerly side and 110 feet on the easterly side. Said lot begins at a point in the northerly margin of Maplecrest Drive 95 feet westerly from a monument at the beginning of a curve in the northwesterly intersecting corner of Maplecrest Drive and Dannywood Drive; thence northwardly 110 feet with the line between Lots 269 and 268, to a point in the southerly boundary of Lot 305; thence northwestwardly with the line of Lot 305 to a point being the common corner of Lots 269, 303 and 305; thence westwardly with the line of Lot 303, 45 feet to the common corner of Lots 269, 270, 302 and 303; thence southwardly with the line of Lot 270, 150 feet to a point in the margin of Maplecrest Drive; thence eastwardly 85 feet to the point of beginning.

BEING THE SAME property conveyed to Jonathan Michael Adams and wife, Nikki Lynn Adams, by Warranty Deed from Hilman F. Duncan and wife, Avinell Duncan, of record in Book 11065, Page 10, in the Register's Office of Davidson County, Tennessee, dated August 7, 1998.

TO HAVE AND TO HOLD the hereinabove described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said KEN VAUGHN AND WIFE, HEATHER ELISE VAUGHN, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of said parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations and permits, restrictions of record, if any, all visible easements, the 2003 real estate taxes which are to be pro-rated.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said KEN VAUGHN AND WIFE, HEATHER ELISE VAUGHN, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

POSSESSION: ON OR BEFORE 6/1/03 .

WITNESS our hands this 13th day of May, 2003.

Jonathan Michael Adams
JONATHAN MICHAEL ADAMS

Nikki Lynn Adams
NIKKI LYNN ADAMS

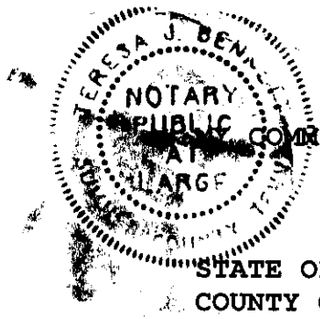
STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JONATHAN MICHAEL ADAMS AND WIFE, NIKKI LYNN ADAMS, the

bargainors, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 13th day of May, 2003.

Teresa J. Bennett
NOTARY PUBLIC AT LARGE FOR THE
STATE OF TENNESSEE



MY COMMISSION EXPIRES: 9/19/06

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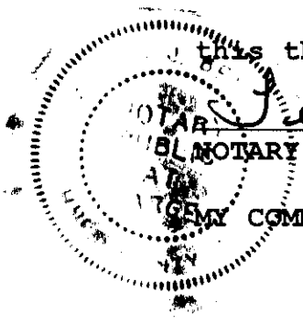
STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $78,995.52 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kenneth Dewayne Vaughn
AFFIANT

SWORN TO and subscribed before me,

this the 13th day of May, 2003.



Teresa J. Bennett
NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

MY COMMISSION EXPIRES: 9/19/06