Davidson County DEEDWARR
Recvd: 08/16/03 08:57 3pgs
Fees:17.00 Taxes:0.00
20030816-0118707

RETURN TO:
STEWART & BLACK, ATTYS.
333 Gallatin Rd. So. Ste. 1
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX
PURSUANT TO T.C.A. 67-4-409(a)(3)(F)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
JAMES F. VAUGHAN, TRUSTEE 7535 Bidwell Rd. Joelton, TN 37080-7048	SAME	MAP 14 PARCEL 142 (A PART)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES F. VAUGHAN, hereinafter called GRANTOR, for the purpose of transferring the GRANTOR'S entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto JAMES F. VAUGHAN, TRUSTEE OF THE VAUGHAN REVOCABLE LIVING TRUST, dated SEPTEMBER 23, 2002, as amended from time to time, and to his successors in trust, hereinafter called the GRANTEE, and the GRANTEE'S successors, heirs and assigns, all of the GRANTOR'S right, title and interest in and to those certain tracts or parcels of land in DAVIDSON County, State of Tennessee, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The herein conveyance is subject to the following:

1. 2003 State and County real property taxes, a lien not yet due and payable, which have been assumed by the GRANTEE.
2. Any and all other matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, the GRANTEE'S successors, heirs and assigns, forever; and the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless

otherwise herein set out; and the GRANTOR does further covenant and bind the GRANTOR, the GRANTOR'S heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said GRANTEE, the GRANTEE'S successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands and seals on this the 1st day of August, 2003.

James F. Vaughan
JAMES F. VAUGHAN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES F. VAUGHAN, _____, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1st day of August, 2003.

Kristi Taylor
notary public

KRISTI TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 07-29-06

EXHIBIT 'A'

Two tracts of land located in the 2nd Civil District of Davidson County, Tennessee, both tracts being known as Map 14, Parcel 142 on the Davidson County Tax Assessor's Map, and being more particularly described as per the survey of Bates Land Surveying, Jason A. Bates, TN RLS No. 2197, dated May 26, 2003, as follow:

Tract No. One: Beginning on a metal fence post (old), said post being on the north side of Easement road; in the line of Hughes (DB #200010227, page #17993), the northeast corner of Vaughn (DB#6166, page #985), and the northwest corner of herein described tract; thence S 49 deg. 49' 17" E 544.19 feet to a metal fence post (old) on the north side of Easement road, said post being the northwest corner of Reese (DB#10344, PAGE #83) and the northeast corner of herein described tract; thence with the line of Reese (DB#10344, page #83) S 39 deg. 28' 30" W 480.00 feet to an iron pin (new), said pin being the southeast corner of herein described tract; thence N 40 deg. 09' 41" W 458.73 feet to an iron pin (new), said pin being in the line of Vaughn (DB#6166, page 985) and the southwest corner of the herein described tract; thence with the line of Vaughn (DB#6166, page #985) N 26 deg. 31' 47" E 414.70 feet to the point of beginning, containing 5.00 +- acres.

Tract No. Two: Beginning on an iron pin (new), said pin being in the line of Vaughn (DB#6166, PAGE #985), the southwest corner of Tract #1, and the northwest corner of the herein described tract; thence S 40 deg. 09' 41" E 458.73 feet to a iron pin (new), said pin being in the line of Reese (DB#10344, page #83), the southeast corner of Tract #1, and the northeast corner of herein described tract; thence with the line of Reese (DB#10344, page #83) S 39 deg. 28' 30" W 436.27 feet to an iron pin (old), said pin being the southeast corner of herein described tract; thence with the line of Lytle (DB #7089, page #42) N 85 deg. 57' 57" W 350.20 feet to an iron pin (old), said pin being the southeast corner of Vaughn (DB #6166, page #985), and the southwest corner of herein described tract; thence with the line of Vaughn (DB#6166, page #985) N 26 deg. 31' 47 E 740.68 feet to the point of beginning, containing 5.01 +- acres.

Being the same property conveyed to James F. Vaughan, by Deed from Russell Wayne Fitzgerald and wife, Dinah Fitzgerald, of record in Book 7537, page 17, Register's Office for Davidson County, Tennessee.