This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Map/Parcel: 044-14-0 062.00

New Owners Address
Send Tax Bills to Same Address:
Juanita Vaughn
109 Fields Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 09/18/03 10:01 2pgs
Fees:13.00 Taxes:308.95
20030918-0138047

WARRANTY DEED

THIS INDENTURE, made this 24th day of July, 2003 between

Kenneth H. Pharris
of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Juanita Vaughn and husband R.C. Vaughn Sr.

Of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 106 on the Plan of Section 1, Rolling Green Subdivision, Village of Old Hickory, as shown on plan recorded August 21, 1948, Book 1424, Page 75, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth H. Pharris and wife Alline Pharris, now being deceased having died on December 29, 1999, by Deed from Thurman York, Jr., Alvin C. York, Geneva Y. Gammons and Jerry W. York of record in Book 6968, Page 481, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth H. Pharris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth H. Pharris the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal at office this 24th day of July, 2003

Notary

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $83,500.00.

Affiant

Sworn to and subscribed before me, this 24th day of July, 2003

Notary Public

My Commission Expires: 9/30/06