THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22981-06-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $432,000.00. Affiant Subscribed and sworn to before me this 24th day of June, 2004. Notary Public My Commission Expires: My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William O. Vaughan, Jr. 153 Valley Forge Nashville, TN 37205	First Tennessee Home Loans 2525 West End Ave., #400 Nashville, TN 37203	Map No.116.08-0G Parcel No. 153.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Wesley Eckenfelder, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William O. Vaughan, Jr., unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 153 Valley Forge, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of June, 2004.

William Wesley Eckenfelder, Jr

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Wesley Eckenfelder, Jr.**, 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.

Witness my hand, at office, this 24th day of June, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Davidson County DEEDWARR
Recvd: 06/30/04 08:07 2pgs
Fees:13.00 Taxes:1598.40

20040630-0077376

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Sugartree Phase 3 (Revised) as of record in Plat Book 5050, pages 67 thru 71, amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and in Book 5238, page 93, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kathleen H. Eckenfelder by deed dated November 14, 1978 from Richard D. Bird, Trustee with full power of record in Book 5364, page 235, Register's Office for Davidson County, Tennessee. Kathleen H. Eckenfelder and William Wesley Eckenfelder, Jr. have since been divorced by Final Decree in the 2nd Circuit Court for Davidson County, Tennessee, Docket No. 01D-41, dated April 25, 2003. Kathleen H. Eckenfelder has conveyed her interest in said property to William Wesley Eckenfelder, Jr. by quitclaim deed of record in Instrument No. 20030916-0136297, Register's Office for Davidson County, Tennesee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Restrictions of record in Book 11758, page 466;
3. Easements of record in Book 3400, page 63, Book 7061, page 100;
4. Dedication of common area of record in Book 5683, page 675;
5. Charter of record in Book 5683, page 670; and
6. All matters appearing on the Plan of record in Book 5050, pages 67 thru 71, Book 5162, page 632, Book 5169, page 426, Book 5191, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee.