40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/11/04 15:46 2pgs
Fees:13.00 Taxes:314.50
20040811-0097249

ADDRESS NEW OWNER:

David Vaught and Larry Vaught
203 Summit Ridge Drive
Nashville, TN 37215

SEND TAX BILL:

Realty Mortgage Corporation
7000 Executive Center Drive,
Suite 200
Brentwood, TN 37027

MORTGAGEE:
Realty Mortgage Corporation
7000 Executive Center Drive, Suite 200
Brentwood, TN 37027

MAP AND PARCEL:
MAP 131-5-B
PARCEL 203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Frump, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **David Vaught and Larry Vaught, as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in the common elements of Four Seasons Condominiums, a horizontal property regime established by Master Deed of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.
>
> Being the same property conveyed to Jennifer Frump by deed from Bevery S. Demarest Crowder of record in Instrument No. 20020423-0050248, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 203 Summit Ridge Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9 day of August, 2004.

Jennifer Frump

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jennifer Frump, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of August, 2004.

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

e David Vaught
AFFIANT

Subscribed and sworn to before me
this 9 day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005