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. 23228-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $229,500.00. Affiant Subscribed and sworn to before me this 20th day of August, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Bryan J. Mosher Diana Katharine Alden 782 Brook Hollow Road Nashville, TN 37205	**Send Tax Bills To:** Countrywide Home Loans P.O. Box 10212 Van Nuys, CA 91410-0212	**Tax Information:** Map No.102.15-0 Parcel No. 110.00

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, **W.O. Vaughan III and wife, Jamie M. Vaughan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan J. Mosher and Diana Katharine Alden, both unmarried, as joint tenants with right of survivorship** ("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 782 Brook Hollow Road, Nashville, TN 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 20th day of August, 2004.

W.O. Vaughan III

Jamie M. Vaughan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **W.O. Vaughan III and wife, Jamie M. Vaughan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/26/04 14:03 2pgs
Fees:13.00 Taxes:849.15

20040826-0103495

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of the lands of the H.G. Hill Estate and Lot No. 115 on the plan of Brook Meade, Section II as of record in Plat Book 2133, page 76, Register's Office for Davidson County, Tennessee and further described according to a survey made by John Kohl & Company, P.C. dated May 20, 1987, as follows:

Beginning at a point on the easterly margin of Brook Hollow Road, said point being the common corner of Lots Nos. 115 and 116; thence South 70 deg. East 278.4 feet to a point; thence South 20 deg. West 148.8 feet to a point in the northerly margin of Starlit Road, thence North 70 deg. West 20.9 feet to a point; thence North 33 deg. West 8.44 feet to a concrete monument; thence with the northerly margin of said Starlit Road, North 70 deg. West 225 feet to the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.3 feet to a point in the easterly margin of Brook Hollow Road; thence with the easterly margin of Brook Hollow Road, North 20 deg. East 119.1 feet to the point of beginning.

Being the same property conveyed to W. O. Vaughan, III and Jamie L. McCarroll, both unmarried as joint tenants with the right of survivorship by deed dated November 25, 1998 from Thomas I. Holman and wife, Shelley P. Holman and Shelley R. Holman Bigelow, married of record in Book 11233, page 893, Register's Office for Davidson County, Tennessee. The parties having since married and Jamie L. McCarroll now being known as Jamie L. McCarroll Vaughan.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 2133, page 76, Register's Office for Davidson County, Tennessee.