THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
AMSOUTH CENTER
315 DEADERICK STREET, SUITE 1230
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

Davidson County DEEDWARR
Recvd: 09/10/04 10:24 4pgs
Fees:23.00 Taxes:854.70
20040910-0109549

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Michael Cassidy 453 Oakley Drive Nashville, TN 37220	OWNER	160-04-0036.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $231,000.00

AFFIANT

SWORN to and subscribed before me this 3rd day of September 2004.

ROBERT M. LOFTIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.21.04

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **John Thomas Vaughan, Mary Lillian Mankin, Sudie Marie Walker and Valeria Jean Vaughan f/k/a Valeria Jean Stewart**, by these presents do hereby sell and convey unto **Michael J. Cassidy and wife, Susan S. Cassidy**, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1003 on the Plan of Brentwood Hall, Section 14, of record in Book 2663, page 129, Register's Office for said County. Said Lot No. 1003 fronts 117 feet on the south side of Oakley Drive and runs back between lines 182 feet on the easterly line and 176.6 feet on the westerly line to a line on which it measures 117.3 feet.

Being the same property conveyed to William T. Vaughan and wife Lily C. Vaughan by deed from A. E. Turner, et ux of Record at Book 3098, Page 70, Register Office Davidson County, Tennessee; however, William T. Vaughan died on August 2, 1997 and Lily C. Vaughan died on April 18, 2004 leaving said property to said Grantors in her Last Will and Testament of record in the Circuit Court Clerk Office (Probate Division) for Davidson County, Tennessee.

This is improved property known as 453 Oakley Drive , Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. All Utility Easements
2. Subject to restrictive covenants contained in an instrument of record in Book 2905, page 287, said Register's Office of Davidson County, Tennessee.
3. Subject to Real Property Taxes for 2004, a lien not yet due and payable.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

Sudie Marie Walker, Executrix of the Estate of Lily C. Vaughan, deceased, joined herein to convey any rights she may have in the property the Grantee's.

WITNESS our hands this 3rd day of Sept., 2004.

Mary Lillian Mankin

Mary Lillian Mankin

Sudie Marie Walker

Sudie Marie Walker

Estate of Lily C. Vaughan

By: Sudie Marie Walker
Sudie Marie Walker, Executrix of the Estate
of Lily C. Vaughan, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Lillian Mankin and Sudie Marie Walker**, the bargainers, 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 purpose therein contained.

Witness my hand and official seal this 3rd day of September, 2004, at _____.

NOTARY PUBLIC
My commission expires 9.25.04

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of September, 2004, before me, personally appeared **SUDIE MARIE WALKER AS EXECUTRIX/PERSONAL REPRESENTATIVE OF THE ESTATE OF LILY C. VAUGHAN, DECEASED**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC
Commission expires 9.25.04

C:\wpdocs\files\closings\Vaughn, Lily to Cassidy Michael and Susan\warranty deed.doc

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Valeria Jean Vaughn

Valeria Jean Vaughn f/k/a Valeria Jean Stewart

KENTUCKY

STATE OF ~~GEORGIA~~)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Valeria Jean Vaughn f/k/a Valeria Jean Stewart,** the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 1 day of September, 2004, at Fayette County.

Ryan Ar

NOTARY PUBLIC
Commission expires 11/19/07

John Thomas Vaughn

STATE OF GEORGIA)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Thomas Vaughn,** the bargainer, 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 purpose therein contained.

Witness my hand and official seal this 2 day of September 2004 at _____.

Patty Gosnell
NOTARY PUBLIC
Commission expires JULY 5, 2008

PATTY A. GOSNELL NOTARY PUBLIC MY COMMISSION EXPIRES JULY 5, 2008 FORSYTH COUNTY, GA