PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 10/19/04 10:31 2pgs
Fees:13.00 Taxes:1443.00
20041019-0125370

W & I Ref:(_____) Title No: 45895
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barry D. Lancaster 17 Thorndale Court Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-06-F-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John P. Vaughn and spouse, June M. Vaughn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barry D. Lancaster** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Burton Hills, Village of Abbeywood, Tract 21 of record in Plat Book 6900, Page 223 Register's Office for said County.

Said Lot No. 24 fronts 75.67 feet on the northwesterly margin of Trousdale Court and extends back 115.73 feet on the southwesterly line(s) and 115.06 feet on the northeasterly line to a dead line in the rear, measuring 69.94 feet thereon.

Being the same property conveyed to John P. Vaughn and wife, June M. Vaughn by deed from John H. Ranson and wife, Cheryl F. Ranson of record in Doc. No. 20000717-0070426, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 223, said Register's Office, which Plan shows a 15 foot minimum building setback line from Thorndale Court together with a designated building site, and a 10 foot easement for public utility purposes along the front line(s). Easement for air conditioner and maintenance of said air conditioner of record in Book 7902, Page 74, said Register's Office The Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532 Book 6778, page 536, Book 6911, page 120 Book 7046, page 520, Book 7076, page 691 Book 7146, page 188, Book 7146, page 193 Book 7147, page 423, Book 9790, page 987 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 17 Thorndale, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of October, 2004.

John P. Vaughn

June M. Vaughn

State of TENNESSEE
County of DAVIDSON

On this 14th day of October, 2004 , before me the undersigned authority, personally appeared John P. Vaughn June M. Vaughn , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Expires MAY 24, 2008

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Sworn and subscribed before me this the 14th day of October, 2004

My Commission Expires: 2-24-08

Notary Public

MARY R BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN