THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19331G

MAP/GROUP/PARCEL:
031-00-0/066.00 and 065.00

Davidson County DEEDWARR
Recvd: 11/10/04 08:48 3pgs
Fees:18.00 Taxes:1396.75
20041110-0135406

NEW OWNER'S NAME AND ADDRESS:
Jimmy and Barbara Vaughn
3821 Richardson Road
Nashville, Tenn 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MARY LEE PROCTOR O'NEIL, A MARRIED WOMAN, AND CATHERINE PROCTOR GROSE, A MARRIED WOMAN, hereinafter called Grantors, do hereby transfer and convey unto JIMMY VAUGHN AND BARBARA VAUGH, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantee, property described as follows:

SEE ATTACHED EXHIBIT A

The subject property is unimproved property.

BEING the same property conveyed to Grantors herein by deed of record in Instrument 20021004-0121299, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Mary Lee Proctor O'Neil
MARY LEE PROCTOR O'NEIL

Catherine Proctor Grose by Marylee Proctor O'Neil as atty. in fact
CATHERINE PROCTOR GROSE

EXHIBIT A

A tract of land situated in the 2nd Civil District, 3rd Councilmanic District of Davidson County, Tennessee according to a survey made by R.L. Montoya–Land Surveying, Inc. dated 10/05/04 is more particularly described as follows:

Beginning at a iron rod (found) being the Northeast corner of Lot 1 of the Pewitt–Burke Subdivision of record in Plat Book 6050, Page 522 R.O.D.C.,Tn., said rod also being in the Southerly line of the property conveyed to Albert Tolbert Jr. as evidenced in Instrument No. 20040202–12389 R.O.D.C.Tn.; thence, with Tolbert's South line South 89°43'57" East 771.24' to a iron rod (set) in an existing fence line and being the Southeast corner of said Tolbert's land and also being the Southwest corner of the property conveyed to Thomas H. Jarret as evidenced in Deed Book 6071, Page 509 R.O.D.C.,Tn.; thence, with Jarret's South line South 87°50'34" East 338.57' to a iron rod (found), said rod being the Southeast corner of Jarret's land and the Southwest corner of the propery conveyed to James Kennedy Jennings Jr. as evidenced in Instrument No.200001221–125421 R.O.D.C.,Tn.; thence, with Jennings South line South 88°35'15" East 769.79' to a stone (found), said stone being Jennings' Southeast corner, the Southwest corner of the property conveyed to James Kennedy Jennings Jr. as evidenced in Deed Book 5029, Page 581 R.O.D.C.,Tn., the Northwest corner of the property conveyed to David E. Martin as evidenced in Deed Book 11418, Page 698 R.O.D.C.,Tn. and also being the Northeast corner for this hereon described tract of land; thence, with Martin's West line South 03°06'28" East 851.01' to a iron pipe (found), said rod being the Southwest corner of said Martin's land and being a common corner of the property conveyed to Rein Hold Holtkamp as evidenced in Deed Book 6207, Page 351 R.O.D.C.,Tn.; thence, with Holtkamp's west line South 02°50'03" East 159.97' to a iron pipe (found) in the North line of the property conveyed to The Developers as evidenced in Deed Book 6628, Page 853 R.O.D.C.,Tn., and also being said Holtkamp's Southwest corner; thence, with the Developers North and Westerly lines for the next 4 calls South 66°18'55" West 1,902.01' to a metal fence post (found); thence, South 41°13'21" West 531.99' to a 26" Oak; thence, South 12°38'34" West 208.91' to a iron rod (set); thence, South 12°57'14" West 119.21' to a iron rod (found), said rod being a common corner of said Developers property and the Paul C. Harrison property as evidenced in Instrument No. 20021204–149560 R.O.D.C.,Tn.; thence with Harrison's West and North lines for the next 3 calls South 20°06'48" West 369.13' to a iron rod (set); thence, South 16°13'08" West 149.70' to a 24" Hickory, said Hickory being the Southeast corner of this described tract of land; thence, North 84°37'18" West 1,239.97' to a iron rod (set), said rod being the Northwest corner of said Harrison property and the Northeast corner of the property conveyed to Evelyn C. Head as evidenced in Deed Book 11539, Page 150 R.O.D.C.,Tn.; thence, North 89°08'44" west 577.49' to a wood corner post in the west line of the propery conveyed to Adelena & William H. McGill as evidenced in Deed Book 4996, Page 871 R.O.D.C.,Tn., and also being the Southwest corner for this tract of land; thence, with McHill's East line for the next 5 calls North 02°49'55" East 912.34' to a iron rod (set); thence, North 01°57'20" West 222.68' to a iron rod (set); thence, North 03°41'41" East 365.38' to a iron rod (set); thence, North 03°42'12" East 300.00' to a iron rod (set); thence, North 00°14'29" West 611.72' to a iron rod (found) by a wood corner post, said rod being the Southwest corner of the property conveyed to lawrence R. Towns as evidenced in Deed Book 5323, Page 381 R.O.D.C.,Tn.; thence with Town's South line for the next 2 calls North 69°31'42" East 214.00' to a iron rod (set); thence, North 85°46'42" East 245.00' to a iron rod (set) in the center of an existing drain, said rod being the Southeast corner of aforementioned Town's property and the Southwest corner of another tract of land conveyed to said Town's as evidenced in Deed Book 8665, Page 685 R.O.D.C.,Tn.; thence, with Town's South line and running with said drain for the next 5 calls South 78°09'49" East 59.40' to a iron rod (set); thence, South 61°15'45" East 218.60' to a iron rod (set); thence, South 84°38'58" East 149.96' to a iron rod (set); thence, North 67°09'15" East 385.67' to a iron rod (set); thence, South 87°04'49" East 28.83' to a iron rod (set) in the Westerly line of Lot No. 3 of The Resubdivision of Lot 2 Pewitt–Burke Subdivision as shown in Plat Book 8250,Page 632 R.O.D.C.,Tn.; thence, with the Westerly line of said Lot No.3 for the next 3 calls South 68°20'43" East 308.96' to a iron rod (set); thence, South 55°00'00" East 89.00' to a iron rod (set); thence, South 76°30'00" East 161.00' to a iron rod (set), said rod being the Southeast corner of said Lot No.3; thence, with a common line to aforementioned Pewitt–Burke Subdivision and The Resubdivision of Lot 2 Pewitt–Burke Subdivision North 33°59'58" East 697.03' to the Point–Of–Beginning containing 184.60 Acres more or less.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, MARY LEE PROCTOR O'NEIL AND CATHERINE PROCTOR GROSE, BY MARY LEE PROCTOER O'NEIL, as Attorney in Fact, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 29th day of October, 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $377,500.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of October 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006