Box 13
#9174

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of January, 2005.

Notary Public

My Commission Expires: 5/26/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/25/05 14:23 2 pgs
Fees:13.00 Taxes:739.63
20050125-0009179

ADDRESS NEW OWNER(S) AS FOLLOWS:
Andrew Tilghman
914 14th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 105-1, parcel 53

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **M. Sharon Vaughn, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Andrew Tilghman, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson, TN, being part of Lots Nos. 5 to 8, inclusive, on the Map of Catron Heirs' Addition, of record in Book 1, page 132, of the Chancery Court at Nashville, and being the southerly 40 feet of Lot 8, Catron Heirs' Addition, as of record in Book 1, page 132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Sharon Vaughn by warranty deed from Leonard Amdur of record in Instrument No. 200301220008634, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 1, Page 132, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 914 14th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of January, 2005.

M. Sharon Vaughn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Sharon Vaughn, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of January, 2005.

Notary Public

My Commission Expires: 11-2-05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY