Davidson County DEEDWARR
Recvd: 05/18/05 09:49 2 pgs
Fees:13.00 Taxes:950.90

20050518-0055877

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,000.00

X Michael Darren Vaughan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald B. Megahan, III	USAA Federal Savings Bank	Map 097
5537 Peninsula Park Landing	10750 McDermott Freeway	Group 16-0-A
Hermitage, TN 37076	San Antonio, TX 78288-0558	Parcel 001.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael Darren Vaughan, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donald B. Megahan, III
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 56 on the Plan of First Revision to The Peninsula, a Planned Residential Development, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael Darren Vaughan by Quitclaim Deed from Michelle Pardue Vaughan of record in Instrument 20031104-0161610, said Register's Office. See also deed of record in Book 10090, Page 523, said Register's Office.

This conveyance is subject to Covenants, Conditions and Restrictions and By-Laws of record in Book 9564, Page 693; Book 9977, Page 359; Book 9754, Page 35; Book 11258, Page 85; Book 11181, Page 537; Instrument 200303130033780, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 8, said Register's Office.

Michael Darren Vaughan and Michael D. Vaughan being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5537 Peninsula Park Landing, Hermitage, TN 37076

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 13th day of May, 2005.

Michael Darren Vaughan
Michael Darren Vaughan

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 Michael Darren Vaughan, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2005.

My Commission Expires: 01/27/07

Notary Public

