Davidson County DEEDWARR
Recvd: 06/15/05 08:58 3 pgs
Fees:18.00 Taxes:462.50
20050615-0068153

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
CHARLES E. VAUGHN
2239 Ingram RD
Whites Creek TN 37189

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Map and Parcel 031-00-0-065.00 p/o AND 066.00 p/o

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 ($125,000.00) DOLLARS, cash in hand paid the receipt of which of which is hereby, WE JIMMY VAUGHN AND WIFE, BARBARA VAUGHN, have this day bargained and sold and by these presents do hereby convey unto CHARLES E. VAUGHN, hiS heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

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 an iron rod (found) by a wood post, said rod being the southwest corner of the property conveyed to Lawrence R. Towns as evidence in Deed Book 5323, page 381, R.O.D.C. TN.; thence with Town's south line for the next 2 calls: North 69 deg. 31 min. 42 sec. East 214.00 ft. to an iron rod (set); thence North 85 deg. 46 min. 42 sec. East 245.00 ft. to an iron rod (set) in the center of an existing drain, said rod being the southwest corner of aforementioned Town's property and the southwest corner of another tract of land conveyed to said Town's as evidence 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 deg. 09 min. 49 sec. East 59.40 ft. to an iron rod (set); thence South 61 deg. 15 min. 45 sec. East 218.60 ft. to an iron rod (set); thence South 84 deg. 38 min. 58 sec. East 149.96 ft. to an iron rod (set); thence North 67 deg. 09 min. 15 sec. East 385.67 ft. to an iron rod (set); thence South 87 deg. 04 min. 49 sec. East 28.83 ft. to an iron rod (set) in the westerly line of Lot No. 3 of the Re-subdivision of Lot 2 Pewitt-Burke Subdivision as shown in Plat Book 8250, page 632, R.O.D.C., TN, the south line of a ingress-egress easement as shown on said plat; thence with the southerly line of said Lot No. 3 for the next 3 calls: South 68 deg. 20 min. 43 sec. East 308.96 ft. to an iron rod (set); thence South 55 deg. 00 min. 00 sec. East 89.00 ft. to an iron rod (set); thence South 76 deg. 30 min. 00 sec. East 161.00 ft. to an iron rod (set), said rod being the southeast corner of said Lot No. 3; thence with a new line South 19 deg. 35 min. 27 sec. East 850.32 ft. to an iron rod (set); thence South 41 deg. 20 min. 00 sec. West 2080.00 ft. to an iron rod (found), said rod being the northwest corner of Paul C. Harrison property as evidence in Instrument No. 20021204-149560 R.O.D.C. TN. And the northeast corner of the property conveyed to Evelyn C. Head as evidence in Deed Book 11539, page 150, R.O.D.C., TN; thence North 89 deg. 08 min. 44 sec. West 577.49 ft. to a wood corner post in the west line of the property conveyed to Adelena & William H. McGill as evidence in Deed Book 4996, page 871,

R.O.D.C., TN. and also being the southwest corner for this described tract; thence with McHill's east line for the next 5 calls: North 02 deg. 49 min. 55 sec. East 912.34 ft. to an iron rod (set); thence North 01 deg. 57 min. 20 sec. West 222.68 ft. to a iron rod (set); thence North 03 deg. 41 min. 41 sec. East 365.38 ft. to an iron rod (set); thence North 03 deg. 42 min. 12 sec. East 300.00 ft. to an iron rod (set); thence North 00 deg. 14 min. 29 sec. West 611.72 ft. to the point of beginning, containing 79.40 acres, more or less.

Being a part of the same property conveyed to Jimmy. Vaughn and wife, Barbara Vaughn by deed from Mary Lee Proctor O'Neil and Catherine Proctor Grose dated October 29, 2004 and recorded as Instrument No. 20041110-0135406, and re-recorded as Instrument No. 20041210-0143313 Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2005 real estate taxes., applicable zoning and building regulations, all visible easements and restrictions, if any.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 10 day of June, 2005.

Jimmy Vaughn
JIMMY VAUGHN

Barbara Vaughn
BARBARA VAUGHN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said

County and State, the within named JIMMY VAUGHN AND WIFE, BARBARA VAUGHN, the bargainors, 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 purposes therein contained.

WITNESS my hand and official seal this the 10 day of June, 2005.

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 7-21-08

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Exp. 7-21-2008

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 10 day of June, 2005.

NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 7-21-08

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Exp. 7-21-2008