Davidson County DEEDWARR
Recvd: 08/23/05 14:06 3 pgs
Fees:18.00 Taxes:1350.50
20050823-0100432

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of August, 2005, by and between TENNESSEE ART LEAGUE INCORPORATED, A TENNESSEE NON-PROFIT CORPORATION, hereinafter called Grantor, and CHARLES P. VAUGHN, JR., MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TENNESSEE ART LEAGUE INCORPORATED, A TENNESSEE NON-PROFIT CORPORATION, as Grantor, does hereby bargain, sell, transfer and convey unto CHARLES P. VAUGHN, JR., MARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3011 POSTON AVENUE, NASHVILLE, TENNESSEE 37203.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

TENNESSEE ART LEAGUE INCORPORATED
BY: _____
TED H. E. KROMER, PRESIDENT
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, TED H. E. KROMER, PRESIDENT with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be PRESIDENT of TENNESSEE ART LEAGUE INCORPORATED, A TENNESSEE NON-PROFIT CORPORATION, the within named bargainor, A TENNESSEE NON-PROFIT CORPORATION, and that he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the President by himself/herself as PRESIDENT.

Witness my hand, at office, in Nashville, DAVIDSON County, this 22, day of **August, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

CHARLES P. VAUGHN, JR.
2 CASTLEWOOD COURT
NASHVILLE, TENNESSEE 37215

Property Address:

3011 POSTON AVENUE
NASHVILLE, TENNESSEE 37203

Person Responsible for Taxes:

CHARLES P. VAUGHN, JR.
2 CASTLEWOOD COURT
NASHVILLE, TENNESSEE 37215

Map & Parcel #: MAP 104-2, PARCEL 297

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$365000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of **August, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7667

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Forde's Subdivision of Lot NO. 41 on Boyd Cockrill Spring Tract called "Alicia Terrace" as of record in Book 57, Page 46, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Art League, by Warranty Deed from Gerald Fridrich and wife, Barbara Fridrich; Harry Peffen and wife, Ann Peffen; and Hale Hooper and wife, Nancy Hooper, of record in Book 4958, page 444, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 104-2, PARCEL 297).

2. All matters as set forth on the Plan of Subdivision of Lot 41, Boyd's Cockrill Spring Tract of record in Plat Book 57, page 46, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.