RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Clifford J. Vaughn and Mary Stairs Vaughn	SUNTRUST MORTGAGE	Map 131-3
1820 Shackleford Road	201 4TH AVE N/7TH FL	Parcel 70
Nashville, TN 37215	NASHVILLE TN 37219	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 10/14/05 12:44 3 pgs
Fees:18.00 Taxes:1267.25

20051014-0124140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **C. Dale Sullivan, Jr. and Rebecca A. Sullivan** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Clifford J. Vaughn and Mary Stairs Vaughn,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Birdhaven, as of record in Plat Book 1130, page 30, Register's Office for said County, to which plan reference is made for a more complete and accurate description of said lot.

Being all of the same property conveyed to C. Dale Sullivan, Jr. and wife, Rebecca A. Sullivan, by Warranty Deed from Greg Solomon and Ted Lee, both married, dated September 11, 1997, of record in Book 10610, page 132, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years constitute a lien, but are not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 1165, page 562, and Book 1417, page 228, Register's Office for Davidson County, Tennessee.
3. A 40-foot minimum building setback lie from Shackleford Road, and a 10-foot easement along the rear line of said lot, as shown on the Plan of record in Plat Book 1130, page 30, Register's Office for Davidson County, Tennessee.
4. Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3893, page 150, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1820 Shackleford Road, Nashville, TN 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $342,500.00.

Affiant

Subscribed and sworn to before me this 7TH day of October, 2005.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7TH day of October, 2005.

C. DALE SULLIVAN, JR.

REBECCA A. SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared C. Dale Sullivan, Jr. and Rebecca A. Sullivan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7TH day of October, 2005.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Birdhaven, as of record in Plat Book 1130, page 30, Register's Office for said County, to which plan reference is made for a more complete and accurate description of said lot.

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