FILE NUMBER
2609857

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	David D. Roberts, et al. 50 Music Square W Nashville, TN 37203	Same as taxpayer

GENERAL WARRANTY DEED

This indenture is made and entered into this 7 day of February, 2006 between **Howard L. Caughron wife Marguerite Caughron** (hereinafter referred to as "GRANTOR") and **Larry Vaughan and wife Linda Vaughan** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, **an one-fourth (¼) interest** in the following described tract or parcel of land:

Being a particular parcel of land located in the City of Nashville, Davidson County, Tennessee, at the northeast corner of Broadway and 9th Avenue and more particularly described by metes and bounds as follows:

Beginning at a building corner said corner being the intersection of the east margin of 9th Avenue and the north margin of Broadway; Thence along the east margin of 9th Avenue along the building line North 26 degrees 41' 45" West 243.50 feet to the corner of the building, said building corner being at the intersection of the east margin of 9th Avenue and the south margin of a 16 foot alley; Thence along the south margin of said alley North 61 degrees 43' 33" East, 75.05 feet to a P.K. nail, said nail being an agreed corner; Thence along an agreed line South 26 degrees 46' 24" East, 164.84 feet to a point on a building line; thence along the line of the building South 62 degrees 55' 35" West 0.54 feet to the corner of the building; Thence along the line of the building South 27 degrees 03' 00" East, 80.27 feet to the building corner, said corner being in the north margin of Broadway; Thence along the north margin of Broadway along the building the South 62 degrees 57' 19" West 75.20 feet to the point of beginning, and containing 18,339.96 square feet or 0.42 acres, more or less.

Being the same property conveyed to David D. Roberts and wife Rebecca J. Roberts (¼) and Howard L. Caughron and wife Marguerite Caughron in Instrument No. 20060208 0015553 recorded 2/8/06, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to David D. Roberts and wife Rebecca J. Roberts (1/2 undivided interest) and The Market Place Partners, a Tennessee General Partnership comprised of Howard L. Caughron and wife Marguerite Caughron and David D. Roberts and wife, Rebecca J. Roberts (1/2 undivided interest), in Instrument No. 20050922-0114059 recorded 09/22/2005, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to The Market Place Partners in Instrument 20021211-0152878 recorded 12/11/2002, Register's Office for Davidson County, Tennessee.

Tax Parcel # 093.05-4-041.00

Davidson County DEEDWARR
Recvd: 02/08/06 11:01 2 pg
Fees:13.00 Taxes:2035.00
20060208-0015554

FILE NUMBER
269857

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Howard Caughron

Marguerite Caughron

STATE OF TENNESSEE)
)
COUNTY OF Maury)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Howard L. Caughron wife Marguerite Caughron**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 7 day of February, 2006.

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires FEB. 20, 2007

NOTARY PUBLIC
COMMISSION EXPIRES:

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $550,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 7 DAY OF FEBRUARY, 2006.

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires FEB. 20, 2007

NOTARY PUBLIC
COMMISSION EXPIRES: