Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
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20061228-0160376

39-B
File #06-1535

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Elizabeth Anne Daniels, a widow, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Phyllis F. Vaughn, unmarried and Phillip Houston Vaughn, unmarried, as tenants in common with right of survivorship, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 382 on the plan of Hillwood Estates, Section 15 of record in Book 2900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 382 fronts 175 feet on the westerly side of Post Road and extends back 219.4 feet on the northerly line and 207.5 feet on the southerly line to a dead line, measuring 175.4 feet thereon.

Being the same property conveyed to Richard L. Daniels and wife, Elizabeth Anne Daniels from Mack S. Linebaugh, Jr. and wife, Katherine H. Linebaugh dated August 30, 1979, of record in Book 5494, page 323, Register's Office for Davidson County, Tennessee. Richard L. Daniels is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5958 Post Road, Nashville TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28 day of December, 2006

X Elizabeth Anne Daniels _____
Elizabeth Anne Daniels

State of Tennessee)
County of Davidson)

On this 28 day of December, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elizabeth Anne Daniels, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 465,000.00.

X Elizabeth Anne Daniels
Affiant

Sworn and subscribed before me on this the 28 day of December, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Phyllis F. Vaughn
5958 Post Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
116 13 0 042.00