[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Angelo Jason Morgan and Katherine Jo Schroer	New Owner	Map/Parcel
6713 Boundary Run		126160A11000CO
Nashville, TN 37221		07-02-12907 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

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, **Michial D. Vaughn, Sr., a single person,,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Angelo Jason Morgan, a single person, and Katherine Jo Schroer, a single person, as Joint Tenants with Right of Survorship** (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 Number 110 on the Plan of Final Plat Riverwalk, Phase 1A, Section 1 and Phase 1B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michial D. Vaughn, Sr. by Corrected Successor Trustee's Deed of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: X 20070402-0038859

1. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantees.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plat Riverwalk, Phase 1A, Section 1 & Phase 1B, as recorded in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

3. Reclaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, amended at Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, Register's Office for Davidson County, Tennessee.

4. Charter of Riverwalk Nashville Homeowners Association, Inc. Recorded in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

5. Open Space recorded in Instrument No. 20020424-0050564, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 6713 Boundary Run, Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 04/02/07 11:13 2 pgs
Fees:13.00 Taxes:721.50
20070402-0038860

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me this 24th day of March, 2007

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 heirs and assigns, forever.

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

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of March, 2007.

Michial D. Vaughn, Sr.

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Michial D. Vaughn, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2007.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**