Davidson County DEEDWARR
Recvd: 03/14/08 15:00 8 pgs
Fees:43.00 Taxes:6660.00
20080314-0026209

THIS INSTRUMENT PREPARED BY:
William B. Drescher, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
H.T.P.C. 2 PARTNERSHIP 4535 Harding Road, Rm. 309 Nashville, Tennessee 37205	Same	89/32 89/33

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me this the 14th day of March, 2008.

Notary Public

My Commission Expires: COMMISSION EXPIRES MAY 08, 2011

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by, **H.T.P.C. 2 Partnership,** a Tennessee partnership, **GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cyril Keith Vaughn, III**, and wife **Lori Vaughn**, and **Sam Pickle Vaughn**, an unmarried man (as to Tract 1) and **Mary Sue Vaughn Cheek (formerly Mary Sue Vaughn)**, a widow, **Ann Vaughn Poindexter**, a widow, **Cyril Keith Vaughn, III**, and wife **Lori Vaughn**, and **Sam Pickle Vaughn**, an unmarried man (as to Tract 2), individually a **"Grantor"** and collectively, the **"GRANTORS"**, do hereby bargain, sell and convey to GRANTEE, its successors and assigns the following described parcels of real estate

located in Davidson County, Tennessee, more fully described in **Exhibit A**, attached hereto and made a part hereof by this reference.

The Property is partially improved and located at 4206 and 4194 Old Hickory Boulevard in Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And each Grantor, with respect to that tract (being a portion of the Property) identified to them above, does covenant with the Grantee that such Grantor is lawfully seized and possessed of the identified tract in fee simple, has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject.

Except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject, the Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons.

WITNESS their hands this 13th day of March, 2008.

GRANTORS:

Cyril Keith Vaughn, III

Lori Vaughn

Sam Pickle Vaughn

Mary Sue Vaughn Cheek

Ann Vaughn Poindexter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said State and County, Cyril Keith Vaughn, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 13th day of March, 2008.

Sandra L. Hagewood
Notary Public

Commission Expires: 05/02/11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said State and County, Lori Vaughn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 13th day of March, 2008.

Sandra L. Hagewood
Notary Public

Commission Expires: 05/02/11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said State and County, Sam Pickle Vaughn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 13th day of March, 2008.

Sandra L. Hagewood
Notary Public

Commission Expires: 05/02/11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said State and County, Mary Sue Vaughn Cheek, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 13th day of March, 2008.

Sandra L. Hazelwood
Notary Public

Commission Expires: 05/02/11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said State and County, Ann Vaughn Poindexter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 13th day of March, 2008.

Sandra L. Hazelwood
Notary Public

Commission Expires: 05/02/11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

Property Description

Tract 1:

A tract of land in the 13th, formerly the 25th Civil District of said County, State of Tennessee, described according to a survey made by Watkins and Murray, Surveyors, Nov. 28, 1947, as follows:

Beginning at a point in the center of the Old Hickory Boulevard, formerly the Old Clees Ferry Road, 300 feet northerly from the southern boundary line of the 64 acre tract of land owned by Keith Vaughn; thence north 79 deg. 15' east 625 feet to a stake; thence north 35 deg. 15' west 676.7 feet to a stake; thence south 71 deg. 15' west 625 feet to a point in the center of said Old Hickory Boulevard; thence with the center of said Boulevard, south 44 deg. 15' east 200 feet to a point, south 38 deg. east 200 feet to a point, and south 32 deg. 30' east 200 feet to the beginning, containing 8.27 acres, more or less.

BEING the same property conveyed to C. Keith Vaughn, Jr. and wife, Carrie Mai Vaughn, by Deed of Record in Book 1553, page 585, Register's Office for Davidson County, Tennessee. The said C. Keith Vaughn and wife, Carrie Mai Vaughn both died on April 18, 2000. Their wills are probated in Docket #OOP-685 and #OOP-686. The property was then vested to Cyril Keith Vaughn, III and Sam Pickle Vaughn.

Tract 2:

Beginning at a post the northeast corner of said tract in Charles Hooper formerly Langley's west line and being the original northeast corner of a 602 acre tract; running thence with Hooper's line South 28-1/2 deg. East 1408 feet to a stake 4 feet south of a hickory pointer, thence South 84-1/2 deg. West 1707 feet to a stake in the center of an old road, now known as Old Hickory Boulevard, thence with the center of said Boulevard but running a meander line along the center of said old road, as follows: North 18-1/2 deg West 200 feet North 41-1/2 deg. West 909 feet North 52-1/2 deg. West 584 feet North 37-1/2 deg. West 206 feet North 24-1/2 deg. West 190 feet to a point in the north line of the original tract; thence South 86-1/2 deg. East 2350 feet to the beginning containing 64-1/2 acres.

BEING a portion of the same property conveyed to Katie B. Vaughn, by Deed of Record in Book 1072, page 78, Register's Office for Davidson County, Tennessee. The said Katie B. Vaughn having since died the property was vested to Mary Sue Vaughn, Ann Vaughn Poindexter and C. Keith Vaughn, Jr. in Will Book 131, page 122, PODC. The said C. Keith Vaughn, Jr. and his wife, Carrie Mai Pickle Vaughn both died on April 18, 2000 in Docket #OOP-685 and #OOP-686, PODC. Their part of the property was vested to Cyril Keith Vaughn, III and Sam Pickle Vaughn. The property is now vested to Mary Sue Vaughn, Ann Vaughn Poindexter, Cyril Keith Vaughn, III and Sam Pickle Vaughn.

Less and Except the property conveyed to C. Keith Vaughn, Jr. and wife, Carrie Mai Vaughn, by Deed of record in Book 1553, page 585, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Metropolitan Government and Davidson County taxes for the year 2008 and subsequent years.

2. "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1001 through 67-5-1010.

3. Title to that portion of the property within the bounds of Old Hickory Blvd.