Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Leonidas Clyde Vaughan and wife, Elizabeth C. Vaughan 3804 Princeton Avenue Nashville, TN 37205	**Map /Parcel 103-08-0 263.00**	**Same**
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Bart Johnston and wife, Bonnie Johnston** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Leonidas Clyde Vaughan, IV and wife, Elizabeth C. Vaughan,** (collectively the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the current year which have been prorated between the parties and assumed by Grantees.

2. Matters shown on the plan of record in Book 421, page 31, said Register's Office.

This is improved property located and known as **3804 Princeton Avenue, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

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

By its acceptance of this Warranty Deed, Grantees agree that the aforesaid Property and all improvements thereon are sold to and accepted by Grantees AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR

Davidson County DEEDWARR
Recvd: 06/18/08 09:19 3 pgs
Fees:18.00 Taxes:2645.50
20080618-0062586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me this 16 day of June, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

Katie Rosenthal Notary Public State Of Tennessee County of Sumner

WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the warranty of title set forth above).

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed this 12th day of June, 2008.

Bart Johnson

Bonnie Johnson

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bart Johnson and wife, Bonnie Johnson, 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 seal at office in Nashville, Tennessee this 12th day of June, 2008.

Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

(Legal Description)

Being Lot Number 390 on the Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bart Johnston and wife, Bonnie Johnston by special warranty deed from Bank of New York, as Trustee of record as Instrument No. 20031201-0172422, Register's Office for Davidson County, Tennessee.