File Box 30

State of Tennessee
County of Williamson

Davidson County DEEDWARR
Recvd: 01/13/09 12:58 3 pgs
Fees:18.00 Taxes:3.70
20090113-0003303

The actual consideration or value whichever is greater is $1,000.00

Subscribed and sworn before me this the 31st day of December,2008.

Jennifer Crowell
Affiant

(Affix Seal) SELINA KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

800522

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Samuel Vaughn
7708 Buffalo Road
Nashville, TN 37221

Send tax bills to: New Owner

113.00-070.01
113.00-070.02

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Paul L. Richey

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Samuel Vaughn

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN ~~Williamson~~ Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit "A"

THIS IS UNIMPROVED PROPERTY KNOWN AS: Buffalo Road Tracts 1 and 2

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 31st day of December, 2008.

Paul L. Richey

Lisa Richey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Paul L. Richey and Lisa Richey , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2008.

My commission expires:_____

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

_____
Notary Public

Tract 1:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the west prong of Buffalo Creek, and being a portion of a 24 acre described in deed of record in Book 2342, page 527, Register's Office for Davidson County, Tennessee, and being the "First Tract" as described in a survey by S.H. Hutchinson, Surveyor, dated July 9, 1963, as follows:

Beginning at an iron stake neat a Beech Tree, Lonnie Allison's corner; thence north 88 degrees 30 minutes west 416 feet to a stake in L.J. Resha's line; thence north one degree east 208 feet to a stake with pointers; thence south 88 degrees east 416 feet to a stake in Lonnie Allison's west line; thence with Allison's line south one degree west 208 feet to the point of beginning, containing two acres, more or less. This tract in unimproved property conveyed to Alvin J. Buck and wife, Willie E. Buck by deed from Robert Lee DeMoss and wife, Hattie Jewell DeMoss, as of record in Book 3614, page 225, said Register's Office.

Being the same property conveyed to William L. Sovine by deed dated 10/18/1990 from Willie E. Buck, surviving widow of Alvin J. Buck, of record in Book 8220, page 465, said Register's Office.

Tract 2:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the west prong of Buffalo Creek, and being a portion of a 24 acre described in deed of record in Book 2342, page 527, Register's Office for Davidson County, Tennessee, and being the "First Tract" as described in a survey by S.H. Hutchinson, Surveyor, dated July 9, 1963, as follows:

Beginning as a stake in L.J. Resha's line 416 feet from R.L. DeMoss' southeast corner, same being the southwest corner of the first tract as shown in said survey; thence north 88 degrees 30 minutes west 442 feet, more or less, to a point in L. J. Resha's line at the southeast corner of the Shields tracts, (now owned by Travis Brothers;) thence with Travis Brothers line north one degree 30 minutes east 442 feet to a stake, the northwest corner of first tract; thence south one degree west 208 feet to the beginning, containing 2.11 acres, more or less, this tract in unimproved, and near Buffalo Road in said County, being the same property conveyed to Allie B. Thomas by deed from Robert Lee DeMoss and wife, Hattie Jewell DeMoss, as of record din Book 3577, page 331, Register's Office for Davidson County.

Being all of the same property conveyed to Paul L. Richey by warranty deed dated 11/30/05 from William L. Sovine of record inInstrument No. 20051202-0145033, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.