Davidson County DEEDWARR
Recvd: 01/13/09 12:59 2 pgs
Fees:13.00 Taxes:1387.50
20090113-0003304

File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $375,000.00

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

Jennifer Crowell
Affiant

(Affix Seal)

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

Notary Public

WARRANTY DEED

800526

This instrument prepared by:

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

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

Send tax bills to:
Peoples Home Equity
4300 Sidco Drive #200
Nashville, TN 37204

Map 113, Parcel 113

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, Married

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

Samuel L 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 Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a railroad in the center line of Buffalo Road, said point being 9240 feet, more or less, North of Highway 70; thence with the center of said Road, North 12 degrees East 85 feet to a nail, North 18 degrees East 150 feet to a nail; North 13 degrees East 300 feet to a nail; North 16 degrees East 100 feet to a railroad spike in the said Road; thence leaving said Road, North 53 degrees West 538.2 feet to an iron pin in the boundary of DeMoss; thence with said DeMoss boundary line, due South 400 feet to an old iron pin, a corner to Resha; thence along said Resha's line, South 23 degrees East 577.4 feet to an iron pin; thence South 84 degrees East 25 feet to the point of beginning, containing 6 acres, more or less.

Being all of the same property conveyed to Paul L. Richey by deed dated 11/30/05 from William L. Sovine of record in Instrument No. 20051202-0145031, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 7708 Buffalo Road, Nashville, TN, 37221

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