THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09021294** BILL GARRETT, Davidson County Trans:T20090019767 DEEDWARR Recvd: 03/25/09 12:38 2 pgs Fees:13.00 Taxes:2553.00 20090325-0026968	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me, this 20th day of March, 2009. JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN. Notary Public My Commission Expires: 10/17/09

WARRANTY DEED

Address New Owner: James Stofan 153 Valley Forge Nashville TN 37205	Send Tax Bills To: Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 116-8-G-153.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William O. Vaughan Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Stofan**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 153 ON THE PLAN OF SUGARTREE PHASE 3 (REVISED) A PLANNED UNIT DEVELOPMENT AS OF RECORD IN PLAT BOOK 5050, PAGES 67 THRU 71, AMENDED IN BOOK 5162, PAGE 632, BOOK 5169, PAGE 426, BOOK 5191, PAGE 412, BOOK 5222, PAGE 468 AND IN BOOK 5238, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO WILLIAM O. VAUGHAN, JR., UNMARRIED BY WARRANTY DEED FROM WILLIAM WESLEY ECKENFELDER, JR., UNMARRIED, RECORDED ON THE 30TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040630-0077376, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 153 Valley Forge Nashville TN 37205.

Kerry H. Vaughan joins in this instrument to convey any interest, marital or otherwise in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2009.

William O. Vaughan Jr.

Kerry H. Vaughan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William O. Vaughan Jr. and Kerry H. Vaughan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2009.

Notary Public

My Commission Expires: 11/22/10

