BILL GARRETT, Davidson County
Trans:T20090026355 DEEDWARR
Recvd: 04/21/09 16:10 3 pgs
Fees:18.00 Taxes:1119.25
20090421-0036272

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $302,500.00 Affiant Subscribed and sworn to before me, this 14th day of April, 2009. Notary Public My Commission Expires: MY COMMISSION EXPIRES: November 22, 2010

ELIZABETH B. PRIMM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: William O. Vaughan, Jr. and Kerry H. Vaughan 153 Valley Forge Nashville, TN 37205	Send Tax Bills To: Same As New Owner	Map-Parcel Number: 103160B03700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE B. SHANKS, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **WILLIAM O. VAUGHAN, JR., AND KERRY H. VAUGHAN, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 402 as shown on the Plan of Windsor Tower, a Condominium of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% interest in common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, Page 335, Et Seq., said Register's Office.

Being the same property conveyed to Eugene B. Shanks, Jr., by Quitclaim Deed dated April 9, 1991, from Dentshank Partnership, a Tennessee general partnership, of record in Book 8327, Page 876, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Windsor Tower Condominiums, of record in Book 5313, Page 338, Register's Office for said County.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, Page 943, said Register's Office.

This is improved property known as: **4215 Harding Pike Apt. 402 Nashville, TN 37205.**

The property is not the principal place of residence for the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of April, 2009.

Eugene B. Shanks, Jr.

Eugene B. Shanks, Jr.

By: _____

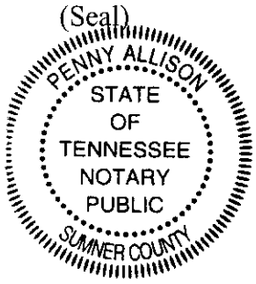
George V Crawford, Jr., Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EUGENE B. SHANKS, JR., BY GEORGE V. CRAWFORD, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **ATTORNEY-IN-FACT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of April, 2009.

(Seal)



Notary Public

My Commission Expires: 3/21/11