BILL GARRETT, Davidson County
Trans:T20090075393 DEEDWARR
Recvd: 11/04/09 14:37 3 pgs
Fees:18.00 Taxes:1406.00

20091104-0102089

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $380,000.00

Subscribed and sworn before me this the 30th day of October, 2009.

Jennifer Crowell
Affiant

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

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

Notary Public

WARRANTY DEED

901049

This instrument prepared by:

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

Address of new owner:
Deborah B. Jett
7708 Buffalo Road
Nashville, TN 37221

Send tax bills to:
New Owner

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,

Samuel L. Vaughn

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

Deborah B. Jett

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:

See Attached Exhibit "A" for legal description

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/UNIMPROVED 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 30th day of October, 2009.

Samuel L. Vaughn

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 Samuel L. Vaughn , , 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 30th day of October, 2009.

My commission expires:_____

Notary Public

ROBBIN YOUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires November 22, 2010

Tract 1: Exhibit "A"

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 Samuel Vaughn by deed from Paul L. Richey dated 12/31/08, of record in Instrument No. 20090113-0003303, Register's Office for Davidson County, Tennessee.

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 Samuel L. Vaughn by deed from Paul L. Richey, married, dated 12/31/08, of record in Instrument No. 20090113-0003304, Register's Office for Davidson County, Tennessee.