BILL GARRETT, Davidson County
Trans:T20110081972 DEEDWARR
Recvd: 12/28/11 09:39 2 pgs
Fees:13.00 Taxes:444.00
20111228-0101256

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Glaine McClamson
Affiant

Subscribed and sworn to before me, this 22ND DAY OF DECEMBER, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Building Group, LLC	SAME AS NEW OWNER (NAME)	08311007900 & 08311017500
1008 Notting Hill Drive (ADDRESS)	(ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Gail M. Vaughn Street and Sara Jane Vaughn and Mary Elizabeth Perez and Shannon Nicole Vaughn and William Thomas Shaw Vaughn, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stewart Building Group, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE MAP OF CAMPBELL'S RIVERSIDE DRIVE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 180, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM S. VAUGHN, JR. AND WIFE, VALLIE F. VAUGHN BY DEED FROM B. G. BANDY AND WIFE, DOROTHY BANDY, OF RECORD IN BOOK 2696, PAGE 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID VALLIE F. VAUGHN HAVING PREDECEASED WILLIAM S. VAUGHN JR. WILLIAM S. VAUGHN, JR. HAVING SINCE DIED INTESTATE ON JUNE 15, 2010 LEAVING HIS ONLY HEIRS-AT-LAW AS GAIL M. VAUGHN STREET, SARA JANE VAUGHN, MARY ELIZABETH PEREZ, SHANNON NICOLE VAUGHN AND WILLIAM THOMAS SHAW VAUGHN.

IMPROVED: 812 RIVERSIDE DRIVE, NASHVILLE, TN 37206

TRACT II:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FORTLAND PARK, SECTION 5, AS OF RECORD IN BOOK 5200, PAGE 415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO W. S. VAUGHN, JR. AND WIFE, VALLIE F. VAUGHN BY DEED FROM MUTUAL MORTGAGE AND INSURANCE CORPORATION OF RECORD IN BOOK 5888, PAGE 533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID VALLIE F. VAUGHN HAVING PREDECEASED W. S. VAUGHN, JR. WILLIAM S. VAUGHN, JR. A/K/A W. S. VAUGHN, JR. HAVING SINCE DIED ON JUNE 15, 2010 LEAVING HIS ONLY HEIRS-AT-LAW AS GAIL M. STREET, SARA JANE VAUGHN, MARY ELIZABETH PEREZ, SHANNON NICOLE VAUGHN AND WILLIAM THOMAS SHAW VAUGHN.

UNIMPROVED: 810 RIVERSIDE DRIVE, NASHVILLE, TN 37206

W. S. VAUGHN, JR. AND WILLIAM S. VAUGHN, JR. BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO 2012 TAXES AND SUBSEQUENT YEARS.

WARRANTY DEED
(Continued)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 810-812 Riverside Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of December, 2011.

Gail M. Vaughn Street

Sara Jane Vaughn

Mary Elizabeth Perez

Shannon Nicole Vaughn

William Thomas Shaw Vaughn

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail M. Vaughn Street, Sara Jane Vaughn, Mary Elizabeth Perez, Shannon Nicole Vaughn and William Thomas Shaw Vaughn, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2010.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072