SEND TAX BILL:
Thomas Coleman McEwen, Sr.
601 Hagan Avenue
Nashville TN 37203

PROPERTY OWNER:
Thomas Coleman McEwen, Sr.
621 Merritt Ave.
Nashville TN 37203

MAP: **105-7**
PARCEL: **473**

BILL GARRETT, Davidson County
Trans:T20120001311 DEEDWARR
Recvd: 01/06/12 09:27 2 pgs
Fees:13.00 Taxes:1295.00
20120106-0001473

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

FROM: **Charles D. Vaughan and wife, Nancy S. Vaughan**

TO: **Thomas Coleman McEwen, Sr.**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles D. Vaughan and wife, Nancy S. Vaughan** hereby sell(s), transfer(s) and convey(s) unto **Thomas Coleman McEwen, Sr.** and the said party's heirs and assigns, a certain tract or parcel of real estate, and being more particularly bounded and described as follows, to-wit:

TRACT 1:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF HAMILTON LANDS INDUSTRIAL SUBDIVISION OF RECORD IN BOOK 3600, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF MERRITT STREET, THE CORNER OF LOTS NO. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 172.5 FEET TO THE NORTH MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY, 80 FEET TO A POINT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 31.2 FEET TO THE EASTERLY MARGIN OF HAGAN STREET; THENCE WITH THE MARGIN OF SAID STREET, NORTHERLY 132.5 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHEASTERLY 31.6 FEET TO THE SOUTHERLY MARGIN OF MERRITT STREET; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 80 FEET TO THE BEGINNING.

TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 38 FEET OF BLOCK NO. 10 ON THE PLAN OF SUBDIVISION OF THE MARY O. HAMILTON ESTATE, AS OF RECORD IN MINUTE BOOK 1, PAGE 97, COUNTY COURT FOR SAID COUNTY.

SAID EASTERLY 38 FEET OF BLOCK NO. 10 FRONTS 172-1/2 FEET ON THE WESTERLY SIDE OF HAGAN STREET AND EXTENDS BACK WESTWARDLY 38 FEET TO A LINE 38 FEET WESTERLY FROM AND PARALLEL TO THE WESTERLY MARGIN OF HAGAN STREET.

Derivation Clause Tract 1 - Being the same property conveyed to Charles D. Vaughan and wife, Nancy S. Vaughan Recorded 8/25/82 in Book 5924, page 39.
Tract 2 Being the same property conveyed to Charles D Vaughan & wife, Nancy S Vaughan Recorded 8/10/98 Book 11106, page 135

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

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said **Thomas Coleman McEwen, Sr.**, and said party's heirs and assigns, forever in fee simple.

Charles D. Vaughan and wife, Nancy S. Vaughan covenant(s) that said party is lawfully seized and

possessed of the above described tract of real estate; that said party has a good and lawful right to sell and convey the same; and that the same is free and unencumbered.

Charles D. Vaughan and wife, Nancy S. Vaughan covenant(s) and bind(s) said party, and the party's heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto **Thomas Coleman McEwen, Sr.**, and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 23 day of December, 2011.

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Charles D. Vaughan

Nancy S. Vaughan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Charles D. Vaughan and wife, Nancy S. Vaughan**, with whom I am personally acquainted, and who acknowledged that said party has executed the foregoing deed instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood (city), Tennessee, on this the 23 day of December, 2011.

Notary Public:

My Commission Expires: 3-24-13

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $350,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23 day of December, 2011.

Notary Public or Register

My Commission Expires: 3-24-13

A:re/DED.McEwen