This instrument prepared by:
Seymour Samuels, Jr.
Farris, Warfield & Samuels
Third National Bank Building
Nashville, Tennessee 37219

BOOK 4846 PAGE 146

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IDENTIF. REFERENCE

WARRANTY DEED

AUG 22 2 56 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Address New Owners as follows:	Send Tax Bills to:	MAP-PARCEL NO.
Mr. and Mrs. Freddie J. Hughes 321 Lynn Drive Nashville, Tennessee 37204	Mr. and Mrs. Freddie J. Hughes 321 Lynn Drive Nashville, Tennessee 37204	147-1 109

For and in Consideration of the sum of Thirty One Thousand Five Hundred (31,500.00) and No/100 Dollars of which Twenty Thousand One-Hundred Fifty Three and 24/100 (20,153.24) Dollars has been paid in cash by Freddie J. Hughes and Diana M. Hughes receipt of which is hereby acknowledged and for the balance of Eleven Thousand Three Hundred Forty-Six and 76/100 (11,346.76) Dollars Freddie J. Hughes and Diana M. Hughes have assumed the payment of the balance due on the obligation secured by the lien on the hereinafter described property of a trust deed executed by William T. Winchel and wife to Raymond L. Davis, Jr., Trustee of record in Book 3164, page 222 in the Register's Office for Davidson County, Tennessee, I, Nancy F. Anderson, formerly Nancy F. Brown, have bargained and sold, and by these presents do transfer and convey unto the said Freddie J. Hughes and his wife, Diana M. Hughes, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 374 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131, Register's Office for said County.
>
> Said lot fronts 95 feet on the south side of Lynn Drive and runs back between parallel lines, 165.2 feet to a dead line.
>
> Being the same property conveyed to Nancy F. Brown, by deed from Floyd C. Anderson, as of record in Book 4532, page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as 321 Lynn Drive, Nashville, Tennessee; to have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Freddie J. Hughes and his wife,

Diana M. Hughes, their heirs and assigns, forever. And I do covenant with the said Freddie J. Hughes and his wife, Diana M. Hughes that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for the lien of a trust deed executed by William T. Winchel and his wife to Raymond L. Davis, Jr. of record in Book 3321, page 219 of the Register's Office for Davidson County, Tennessee; and land taxes for 1974 which are assumed by Freddie J. Hughes and his wife, Diana M. Hughes, And I, Nancy F. Anderson, formerly Nancy F. Brown, do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Freddie J. Hughes and his wife, Diana M. Hughes their heirs and assigns against the lawful claims of all persons whomsoever.

Homer B. Anderson, the husband of Nancy F. Anderson, formerly Nancy F. Brown, has joined in this deed for the sole purpose of conveying and waiving all the right, title and interest he may have in such land by reason of his marriage to Nancy F. Anderson, the grantor.

Witness our hands this 22nd day of August, 1974.

Nancy F. Anderson

Homer B. Anderson

AUG 22 CONV 31,500.00
STATE OF TENNESSEE S'TAX A* 81.90
COUNTY OF DAVIDSON PFEE A* .50
AUG 22 W'DEED A* 4.00 * 86.40

Personally appeared before me, Ann J. Johansson, a Notary Public in and for said County and State, the within named NANCY F. ANDERSON, formerly NANCY F. BROWN, and her husband, HOMER B. ANDERSON, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 22nd day of August, 1974.

Notary Public

My commission expires: My Commission Expires May 23, 1977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $31,500.00.

Affiant

Subscribed and sworn to before me this 22nd day of August, 1974.

Notary Public

My commission expires: My Commission Expires May 23, 1977