This Instrument Prepared By: [illegible]

BOOK 5140 PAGE 275

DAVID B. HERBERT
Neale, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL, SUBDIVISION NO.	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-7-13	Mr/Mrs Joseph Hughes	Churchill Mortgage 1835 Savoy Drive, N.E. Atlanta, Georgia 30341
FIELD BOOK NUMBER(S) 8D-8600	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6575 Cabot Drive	LOAN OR ACCOUNT NO. 60006764 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the reciept of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated February 28, 1972, in the original principal sum of $24,400.00, payable to Mortgage Associates, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a Deed of Trust executed by Rudy Cleveland Becton and wife, Helen Christine Becton to Richard D. Cahoy, Trustee of record in Book 4583, page 527,

BLAIR REALTORS, INC.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH V. HUGHES AND WIFE, BERNADINE C. HUGHES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 144 on the Plan of Beacon Square, Section 1, as of record in Book 3842, page 63, described as follows:

Beginning at a point in the southerly margin of Cabot Drive, at corner of Lots 143 and 144, thence with the line between said lots, South 28° 32' 42" East, 107.11 feet to a point in the northerly right of way of Interstate 40; thence with said right of way, north 48° 9' 59" East 834.15 feet to a concrete monument; thence north 30° 3' 32" West 41.76 feet to a concrete monument in the southerly margin of Cabot Drive; thence with said drive the following courses and distances, along a slight curve to the right having a radius of 2800 feet a distance of 97.14 feet to a concrete monument, the beginning of a curve to the right having a radius of 836.09 feet, a distance of 380.76 feet to a concrete monument, thence in a westerly direction 40.8 feet to the point of beginning.

Being the same property conveyed to Blair Realtors, Inc. by deed from Harold C. Hamm and wife, Verlie R. Hamm of record in Book 5130, page 804, said Register's Office.

APR26??	CONV	38,000.00			
APR26??	S'TAX		B*	98.80	
APR26??	R'FEE		B*	.50	
APR26??	W'DEED		B*	4.00	* 103.30

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above and 1977 taxes which have been assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 21st day of April, 19 77

BLAIR REALTORS, INC.

By: Jerry W. Blair
Jerry W. Blair, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jerry W. Blair

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 21st day of April, 1977.

My commission expires: _____ Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 19 77.

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

E00676

IDENTIF. REFERENCE

APR 26 3 03 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

BLAIR REALTORS, INC.

TO

JOSEPH V. HUGHES AND WIFE, BERNADINE C. HUGHES

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

Please return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared Jerry W. Blair and _____ with whom I am personally acquainted, and who upon oath acknowledged himself to be the President, respectively, of Blair Realtors, Inc., a corporation, the bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Jerry W. Blair as such President and ~~acknowledging the same to be the act and deed of the said~~ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 21st day of April, 1977.

My commission expires: 4/23/78 Notary Public