BOOK 5244 PAGE 848

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1978

Notary Public

MY COMMISSION EXPIRES: 6-2

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Hughes, et ux (NAME)	Same (NAME)	FB 8DA-60575
509 Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANK R. GIARDINA and wife, DOROTHY P. GIARDINA,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. HUGHES and wife, CHERYL C. HUGHES,

HEREINAFTER CALLED THE GRANTEES, 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. 281 on the Plan of Hillwood Estates, Section 16, as of record in Book 3300, page 89, Register's Office for said County, described as follows:

BEGINNING on the southwesterly margin of Hillwood Boulevard at the most northerly corner of Lot No. 280 on the Plan of Hillwood Estates, Section 11, as of record in Book 2663, page 38, said Register's Office; thence with the northwesterly line of said Lot No. 280 South 54° 46' West 280 feet; thence South 83° 53' West 37.7 feet; thence North 2° East 280 feet; thence North 15° 54' East 71.9 feet to the southwesterly margin of said Hillwood Boulevard; thence with same around a slight curve in a southeasterly direction 291.87 feet to a point in said Boulevard; thence continuing with the margin of said Boulevard, North 54° 46' East 5 feet and South 35° 14' East 10 feet to the beginning.

BEING the same property conveyed to Frank R. Giardina and wife, Dorothy P. Giardina, by deed from John Roland Burch and wife, Betty Nelson Burch, of record in Book 3898, page 778, Register's Office for Davidson County, Tennessee.

SUBJECT to Restrictive Covenants of record in Book 3466, page 117, said Register's Office; SUBJECT to Agreement with regard to installation of driveway, culvert or other structure within the dedicated roadway contained in deed of record in Book 3466, page 117, said Register's Office; SUBJECT to setback lines and Owner's Certificate shown on Plan of record in Book 3300, page 89, said Register's Office; and SUBJECT to 1978 taxes, which have been prorated and assumed by grantees.

This is unimproved ( ) improved (X) property, known as 509 Hillwood Drive, Nashville, Tennessee 37205
(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 our hand s this 16th day of January, 19 78

Frank R. Giardina
FRANK R. GIARDINA

Dorothy P. Giardina
DOROTHY P. GIARDINA

STATE OF TENNESSEE
Davidson County

BOOK 5244 PAGE 849

Personally appeared before me, John P. Grimes, a Notary Public in and for said County and State, the within named Frank R. Giardina and wife, Dorothy P. Giardina,

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 19th day of January 1978

Commission expires 6-2-'81

John P. Grimes
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

E 46844

WARRANTY DEED

FROM

FRANK R. GIARDINA and wife,

DOROTHY P. GIARDINA

TO

JAMES F. HUGHES and wife,

CHERYL C. HUGHES

IDENTIF. REFERENCE

JAN 23 8 35 AM '78

JAN 23 78 CONV 90,000.00
JAN 23 78 CONV 20,000.00
JAN 23 78 S'TAX B* 236.00
JAN 23 78 PR'FEE B* .50
JAN 23 78 W'DEED B* 4.00 * 290.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.