WARRANTY DEED

BOOK 5565 PAGE 539

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

James F. Osteen Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Feb. 1980.

Notary Public

MY COMMISSION EXPIRES: 11-12-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. OSTEEN (NAME)	SAME (NAME)	131-3
4528 BEACON DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 72s
NASHVILLE, TN. 37215 (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, MARVIN H. HUGHES (HEIR OF FRANK H. HUGHES) AND WIFE, KATHA C. HUGHES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. OSTEEN AND WIFE, BETH J. OSTEEN

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 THE EASTERLY 45 FEET OF LOT NO. 36 AND ALL OF LOT 37 ON THE MAP OF COLONIAL HEIGHTS, AS OF RECORD IN BOOK 1130, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF KIMBARK DRIVE AT THE BEGINNING OF A CURVE IN SAID DRIVE; THENCE AROUND SAID CURVE NORTHEASTERLY 39.6 FEET TO ANOTHER CONCRETE MONUMENT IN THE WESTERLY MARGIN OF SAID DRIVE, AND CONTINUING NORTHERLY WITH THE MARGIN OF THE SAME, 23.5 FEET TO ANOTHER CONCRETE MONUMENT AND CONTINUING WITH THE SAME, NORTHERLY 96.2 FEET TO THE CORNER OF LOT NO. 14; THENCE WITH THE LINE OF LOTS NOS. 14 AND 15, WESTERLY 138 FEET TO A POINT; THENCE SOUTHERLY 154 FEET MORE OR LESS TO THE MARGIN OF KIMBARK DRIVE; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 138.6 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRANK H. HUGHES BY DEED FROM PRICE WEST AND WIFE, ESTELLA K. WEST, AS OF RECORD IN BOOK 2493, PAGE 59, SAID REGISTER'S OFFICE. THE SAID FRANK H. HUGHES HAVING SINCED DIED, HAVING BEEN DEVISED TO MARVIN H. HUGHES BY WILL OF RECORD IN DOCKET #64714, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

This is improved (X) unimproved ( ) property, known as 1902 & 1904 KIMBARK DRIVE, NASHVILLE, TENNESSEE
(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** 11TH **day of** FEBRUARY **19** 80

Marvin H. Hughes
MARVIN H. HUGHES

Katha C. Hughes
KATHA C. HUGHES

BOOK 5565 PAGE 540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARVIN H. HUGHES AND WIFE, KATHA C. HUGHES

the bargainor S 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, TN. this 11th day of FEBRUARY, 19 80

Commission Expires 11-12-80

Notary Public

STATE OF
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 purpose 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

2322 02/12 140.40- CHECK

F 76186

IDENTIF. REFERENCE

FEB 12 2 20 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:

MAIL TO:
W. G. TRABER
P.O. BOX 140255
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
MARVIN H. HUGHES ET UX

TO
JAMES F. OSTEEN ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5565 PAGE 541

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51500.00- CO	
			133.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 140.40-	
2322A02/12/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F761186

IDENTIFICATION REFERENCE

FEB 12 2 20 PM '80

FEE & TAX REGISTER
DAVIDSON COUNTY, TENN.

No. 741653