Prepared by:
William R. Wayland, Jr.
Suite 1108, J. C. Bradford
Nashville, Tenn. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bill C. Hughes (NAME)	Western Mortgage Company (NAME)	94-12
257 Tulip Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	Box 2124, Terminal Annex (STREET ADDRESS)	20
Nashville, TN 37210 (CITY) (P. O. ZONE) (STATE)	Los Angeles, Calif. 90051 (CITY) (ZONE) (STATE)	3D2-37505

FOR AND IN CONSIDERATION of the sum of FIFTY-ONE THOUSAND AND NO/100 ($51,000.00) *Dollars,*

BOOK 5576 PAGE 52

BRIAN H. SMYTHE AND WIFE, SUZANNE H. SMYTHE

have this day bargained and sold, and do hereby transfer and convey unto the said BILL C. HUGHES,

and his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 44 on the plan of Clover Nook, as of record in Book 2900, Pages 51 and 52, Register's Office for said County.

Said Lot No. 44 fronts 103.0 feet on the northerly side of Tulip Hill Drive and extends back 268.8 feet on the westerly line and 228.9 feet on the easterly line to an irregular line in the rear on which it measures 80.0 feet.

Being the same property conveyed to James E. Baltz, single, by deed from Henry H. Jones and wife, Wilma Roberta Jones, of record in Book 4697, page 667, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian H. Smythe and wife, Suzanne H. Smythe by warranty deed from James E. Baltz and wife, Lenora F. Baltz, of record in Book 5444, Page 591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and rights of way of record, including deed of trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $51,000.00

Subscribed and sworn to before me, this the 7th day of March 19 80.

Affiant Brian H. Smythe

My commission expires: May 26, 1982 (Affix Seal)

Notary Public William Robert Wayland

This is improved ( ) unimproved (X) property, known as 257 Tulip Hill Drive (House Number) (Street) Nashville, TN 37210 P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Bill C. Hughes and his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bill C. Hughes, and his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* March, 19 80 *the*

Brian H. Smythe

Suzanne H. Smythe

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William R. Wayland, Jr., a Notary Public in and for said County and State, Brian H. Smythe and wife, Suzanne H. Smith

the within named 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 7th day of March, 1980.

William Robert Wayland, Jr. Notary Public

Commission expires 5-26-82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM
Brian H. Smythe and wife,
Suzanne H. Smythe

TO
Bill C, Hughes

F 79802

IDENTIF. REFERENCE

MAR 7 3 15 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

CHECK 03/2[illegible]139.10-

DESCRIPTION CONTINUED:

to secure mortgage to the Greater Suburban Mortgage Company in the approximate amount of FORTY SIX THOUSAND FIVE HUNDRED DOLLARS ($46,500.00).

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5576 PAGE 54

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

51000.00- CO
132.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
6856A03/07/60 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79802

IDENTIFICATION REFERENCE

MAR 7 3 15 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 746018