#2425

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6036 PAGE 108

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ms. Carolyn F. Hughes et. al. (NAME)	First Tennessee Bank N. A. Memphis (NAME)	104-10
P. O. Box 1802 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	33
Mississippi State, MS 39762 (CITY) (STATE)	Memphis, Tennessee 38101 (P. O. ZIP) (CITY) (STATE) (ZIP)	26W-8055

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, MARY LOUISE LEA TIDWELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLYN F. HUGHES, WILLIAM A. HUGHES and wife, NELLIE WARD HUGHES,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 26 on the Plan of Jos. Warner's Subdivision, as of record in Book 332, page 154, Register's Office for said County.

Said part of Lot No. 26 fronts 55 feet on the northerly margin of Byron Avenue and extends back between lines 187 feet on the westerly line and 187 feet, more or less, on the easterly line to a dead line in the rear on which it measures 52.5 feet.

Being the same property conveyed to Mary Louise Lea Tidwell by deed from Sandra Jones, Trustee of record in Book 5905, page 701, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Easement of record in Book 5110, page 84; and (3) All matters appearing on the Plan of record in Plat Book 332, page 154, said Register's Office.

H 4 1:4 6 0

IDENTIF. REFERENCE

APR 13 9 06 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

unimproved ( )
This is improved (X) property, known as 3516 Byron Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of April, 19 83

MARY LOUISE LEA TIDWELL

Mary Louise Lea Tidwell

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Louise Lea Tidwell the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 19 83.

My commission expires 1-20 85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

William A. Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 19 83

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

9748 04/13 152.10- CHECK

WARRANTY DEED

FROM MARY LOUISE LEA TIDWELL

TO CAROLYN F. HUGHES, WILLIAM A. HUGHES and wife, NELLIE WARD HUGHES

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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
			56000.00- CO	
			145.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 152.10-	
9748A	04/13/83	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 1 4 6 0

IDENTIF. REFERENCE

APR 13 9 06 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 941488