BOOK 607 PAGE 78

Send Tax Bills to:

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Map 62-5
Par - 18

Heritage Federal Savings & Loan
P. O. Box 1413
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY
BURR, FOREE & COPE, ATTORNEYS
MURFREESBORO, TENNESSEE
FROM INFORMATION FURNISHED
BY THE PARTIES.

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption and agreement to pay by the grantees herein of a certain outstanding indebtedness due to First State Savings & Loan Association (now Heritage Federal Savings & Loan Association) of Murfreesboro, Tennessee, which indebtedness is secured by a deed of trust upon the property herein conveyed of record in Book 5446, page 355, of the Register's Office of Davidson County, Tennessee, to which reference is here made for full particulars;

The undersigned, COLONY PROPERTIES, a partnership consisting of JAMES D. DEAN and H. SHELBY DEAN, have this day bargained and sold and do hereby transfer and convey unto WALTER EUGENE HUGHES and wife, MARY V. HUGHES, their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Lots 93 and 94: Beginning at a point in the west margin of River View Avenue, at the corner of Lots Nos. 92 and 93; thence with a line between said lots westerly 136.4 feet to the margin of Cumberland River, as established by said plan; thence with the margin of the same northerly 100 feet to the corner of Lot 95; thence with the line between Lots 94 and 95, easterly 131.8 feet to the west margin of River View Avenue; thence with the margin of the same southerly 100 feet to the point of beginning.

Lot No. 95: Beginning at a point in the west margin of River View Avenue at the corner of Lots Nos. 95 and 96; thence with the line between said lots as shown on said plan, westerly 137.7 feet to the low water mark of the Cumberland River, as established on said unrecorded plan; thence with the margin of the same, southerly 50 feet to a point, a corner of Lot 94; thence with the line between Lots 94 and 95 easterly 131.8 feet to the westerly margin of River View Avenue; thence with the margin of the same northerly 50 feet to the point of beginning.

BEING the same property conveyed to Colony Properties, a partnership consisting of James D. Dean and H. Shelby Dean, by deed from Joe Layne and wife, Connie Layne, of record in Book 5548, page 916, of the Register's Office of Davidson County, Tennessee.

This is improved property known as 2819 Pennington Bend Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said WALTER EUGENE HUGHES and wife, MARY V. HUGHES, their heirs and assigns, forever.

Owners Mailing Address:
4151 Andrew Jackson Parkway
Hermitage, TN 37076

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same and that the same is unencumbered, except as mentioned above and except the 1983 taxes which have been prorated between the parties, and the grantors having paid their prorata share, the grantees assume and agree to pay the same when due.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

The undersigned, ELIZABETH DEAN, wife of James D. Dean, and WANDA DEAN, wife of H. Shelby Dean, hereby joins in the execution of this instrument for the purposes of and do hereby convey to the grantees all of their right, title, claim and interest in and to the above described real estate, including but not limited to their homestead, dower, and any and all other marital rights.

Possession of said real estate is to be given by the grantors to the grantees upon delivery of this deed.

WITNESS OUR HANDS on this the 4 day of June, 1983.

Elizabeth Dean
Elizabeth Dean

Wanda Dean
Wanda Dean

COLONY PROPERTIES

By: James D. Dean
James D. Dean
Partner and Individually

By: H. Shelby Dean
H. Shelby Dean
Partner and Individually

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named JAMES D. DEAN and H. SHELBY DEAN, partners of COLONY PROPERTIES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (DEED) as partners of said Colony Properties, as well as in their individual capacities, and for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 4th day of June, 1983.

John W. Garrett
NOTARY PUBLIC

JOHN W. GARRETT NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

June 26, 85

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6076 PAGE 80

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ELIZABETH DEAN and WANDA DEAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 4th day of June, 1983.

NOTARY PUBLIC

My commission expires:

Jan. 20, 85

JOHN W. GARDNER NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $12,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 4th day of June, 1983.

NOTARY PUBLIC
My commission expires: 11-10-86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MAIL ENV.

H 5.42 15

IDENTIF. REFERENCE

JUN 15 2 07 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

5211 06/15 2007 CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6076 PAGE 81

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

73500.00- CO
191.10 CO TX
.50 PRFEE
9.00 WDEED
CHECK 200.60-
5211A06/15/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 2 1 5

IDENTIF. REFERENCE

JUN 15 2 07 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 956482