FORM NO. WD-1

BOOK 6391 PAGE 948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,849.94

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER 19 84

Notary Public

MY COMMISSION EXPIRES: 1-19-87

(AFFIX SEAL)

1528 CO

TENNESSEE REFERENCE

SEP 28 11 39 AM '84

FILE

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD G. HUGHES, et ux	THE LOMAS & NETTLETON COMPANY	162-6
(NAME)	(NAME)	
246 Townes Drive	P. O. Box 62923	Parcel #122
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Virginia Beach, Virginia 23462	5DU-55314
(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, ROBERT NEAL DEAN and wife, JUDY D. DEAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD G. HUGHES and wife, PATRICIA T. 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:

LAND in Davidson County, Tennessee, being Lot No. 109 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 109 fronts 75 feet on the northerly margin of Townes Drive, and runs back 132.4 feet on the westerly line, and 137.8 feet on the easterly line, and measuring 88.4 feet across the rear lot line.

BEING the same property conveyed to Robert Neal Dean and wife, Judy D. Dean by deed from John S. Hurt and wife, Jane M. Hurt, of record in Book 5601, page 511, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to BAKER MORTGAGE COMPANY, of record in Book 5004, page 584, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan now being with THE LOMAS & NETTLETON COMPANY.

This is unimproved ( ) improved (X) property, known as 246 Townes Drive, Nashville, Tennessee 37211
(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 14th day of SEPTEMBER, 19 84

ROBERT NEAL DEAN JUDY D. DEAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT NEAL DEAN and wife, JUDY D. DEAN,

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 14th day of SEPTEMBER 19 84

Commission expires 5/19/87

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

WARRANTY DEED

FROM
ROBERT NEAL DEAN, et ux

TO
RONALD G. HUGHES, et ux

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

47849.94- CAMT.
124.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 130.78-
4344A09/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 2 8 6 5

IDENTIF. REFERENCE

DEC 28 11 38 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0072466