file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William O. Hughes
Rt. 2, Bull Run Road
Ashland City, TN 37015

SEND TAX BILLS TO:
CityFed Mortgage Company
404 BNA Drive, Suite 201
Nashville, Tennessee 37217

MAP-PARCEL NUMBERS:
MAP 46
PARCEL 47
13D-43515

**WARRANTY DEED**

BOOK 6818 PAGE 410

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donnie Reed and wife, Sheila A. Reed hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William O. Hughes and wife, Ethel M. Hughes hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 13th, formerly 25th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by E. L. Miller, Jr., & Co., Engineers, as follows:

BEGINNING at an iron pin in a fence line in the northerly margin of Bull Run Road, said pin being 153 feet, more or less, westerly from the southeast corner of the land that was conveyed to W. J. Griggs and wife, by deed of record in Book 2248, page 122, Register's Office for Davidson County, Tennessee; thence along the margin of said Road, N 42 degrees 50 minutes W 110 feet to a post in the line of the Boyd property; thence with Boyd's line, as follows: N 9 degrees 30 minutes E 122 feet to a corner post; N 33 degrees W 99 feet to a corner post; N 35 degrees 25 minutes E along a fence, 469 feet to a stake in said fence in the line of the property of Green; thence with Green's line, along a fence, N 87 degrees E 68 feet; N 85 degrees 30 minutes E 47 feet; S 83 degrees 15 minutes E 196 feet to a corner post in the line of the Sullivan property; thence with Sullivan's line, along a fence, south 26 degrees 10 minutes W 413 feet to an iron pin in a fence, the northeasterly corner of the W. J. Griggs 1.2 acres tract; thence with what will be Grigg's new line, N 62 degrees 15 minutes W 120.5 feet to an iron pin; S 30 degrees W 381.5 feet to the point of beginning, containing 4 acres, more or less.

BEING part of the same property conveyed to Charles Larve and wife, Joyce Ann Larve by Quitclaim Deed from James W. Stinnett, Jr., Trustee, of record in Book 5781, page 66, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Donnie Reed and wife, Sheila A. Reed by deed being recorded simultaneously herewith.

This is (un)improved property, known as Rt. 2, Bull Run Road, Ashland City, TN 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of March, 1986.

Sheila A. Reed
Sheila A. Reed

Donnie Reed
Donnie Reed

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 27th day of March, 1986, before me personally appeared Donnie Reed and wife, Sheila A. Reed, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 10-14-88

Notary Public

OFFICIAL RECEIPT

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6818 PAGE 411

My Commission Expires: _____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 50,400.00.

William O Hughes
Affiant

Subscribed and sworn to before me, this the 27th day of March, 1986.

My Commission Expires: 10-24-88

Notary Public

**WARRANTY DEED**

from:
Donnie Reed and wife, Sheila A. Reed

to:
William O. Hughes and wife, Ethel M. Hughes

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24858

IDENTIFICATION REFERENCE

APR 1 3 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

87848

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

RECEIVED OF _____

FOR _____ BOOK 6818 PAGE 412

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

50400 CO- CAMT
131.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 137.54-
B700AC4V01486 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87848

IDENTIFICATION REFERENCE

APR 1 3 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232890