Box 8 x

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

BOOK 6875 PAGE 415

ADDRESS NEW OWNER:
Lynn H. Hughes
912 Mitchell Road
Nashville, TN 37206

MORTGAGEE:
CityFed Mortgage Company

125 Belmont Drive
Somerset, New Jersey 08873

MAP-PARCEL NUMBERS:
MAP 83-8
PARCEL 116
15DA-51840

WARRANTY DEED

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, David P. Crabtree and wife, Diane M. Crabtree

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lynn H. Hughes and Elmore H. Hughes and Agnes S. 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 Davidson County, Tennessee, being Lot No. 176 on the plan of Section Five, Rosewood Heights, of record in Book 2331, page 39, Register's Office for said County.

SAID Lot No. 176 fronts 84.96 feet on the westerly margin of Mitchell Road and extends back 153.1 feet on the northerly line and 154.2 feet on the southerly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to David P. Crabtree and wife, Diane M. Crabtree by deed from Ben Gaines of record in Book 6375, page 24 and corrected in Book 6416, page 671, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2437, page 574, said Register's Office, and to the matters set forth in the above referenced plan of record.

0.67 | 4.

IDENTIFICATION REFERENCE

JUN 3 11 02 AM '86

FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 912 Mitchell Road, Nashville, TN 37206.

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 30th day of May, 19 86.

Diane M. Crabtree

Diane M. Crabtree

David P. Crabtree

David P. Crabtree

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of May, 19 86, before me personally appeared David P. Crabtree and wife, Diane M. Crabtree, 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.

My Commission Expires: 11-1-87

Notary Public

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

Lynn H. Hughes
Affiant

Subscribed and sworn to before me, this the 30th day of May, 1986.

My Commission Expires: 11-1-87

Notary Public

WARRANTY DEED

from:
David P. Crabtree and wife, Diane M. Crabtree

to:
Lynn H. Hughes and Elmore H. Hughes and Agnes S. Hughes

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

TN 25208

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

RECEIVED OF _____

FOR _____

BOOK 6875 PAGE 417

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

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
0898A06/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

O. 6. 7. 1. 4.

IDENTIFI REFERENCE

JUN 3 11 02 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254572