WARRANTY DEED BOOK 7027 PAGE 345

This deed prepared by:
MOSE J. DAVIE, Attorney
1026-4th Ave., North
Nashville, TN. 37219
(615) 256-6119

MAP AND PARCEL NUMBERS:
Map No: 150-5
Parcel No: 346
2D-74694

For and in consideration of the sum of Five-thousand-dollars ($5,000.00), cash in hand, paid to me, the receipt of which is hereby acknowledged, and for other good and valuable considerations. I, JACQUELINE R. SULLIVAN (a single woman), have bargained and sold and by these presents do transfer and convey unto FRANK R. HUGHES and wife, GAIL B. HUGHES, and further, for their assumption of a mortgage held by BANC PLUS SAVINGS ASSOCIATION in the sum of Eighty-thousand-three-hundred-fifty-three-and- - - - nineteen-cents ($80,353.19), a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 75, Subdivision Plan for Phase I, Forest View Park, Sec. V, of record in Plat Book 6250, page 203 and amended Plat of record in Plat Book 6565, page 63, Register's Office for Davidson County, Tennessee. to which plat reference is hereby made.

BEING the same property conveyed to Jacqueline R. Sullivan, by deed from Fox Ridge Company, as of record in Book 6596, page 582, Register's Office Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

THIS conveyance is subject to any and all existing restrictions and easements of record.

The said property is improved and known as 3104 CedarCliff Circle, Antioch, Tennessee, 37013. Send all tax statements to: FRANK R. HUGHES and wife, GAIL B. HUGHES at the aforesaid address.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate title and interest thereto belonging to FRANK R. HUGHES and wife, GAIL B. HUGHES.

AND I, do covenant with the said FRANK R. HUGHES and wife, GAIL B. HUGHES, that I am lawfully seized and possessed of the land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth herein.

AND I, JACQUELINE R. SULLIVAN, do further covenant and bind myself, my heirs, and assigns to warrant and forever defend the title to the said land to FRANK R. HUGHES and wife, GAIL B. HUGHES, against the claims of all persons whomsoever.

WITNESS my hand on this the 17th day of October, , 1986.

Jacqueline R. Sullivan
JACQUELINE R. SULLIVAN

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me Mose J. Davie, a Notary Public in and for said County and State, the within named, JACQUELINE R. SULLIVAN, 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 17th day of October, 1986.

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NOTARY PUBLIC

My commission expires: October 24, 1988

I hereby swear or affirm that the actual consideration or true value for this transfer whichever is greater is Eighty-five-thousand-three-hundred-fifty-three-dollars-nineteen-cents ($85,353.19).

AFFIANT

Sworn to and subscribed before me this 31 day of October, 1986.

DEPUTY REGISTER

NEW OWNER & SEND TAX BILLS TO:

FRANK R. HUGHES
3104 CEDARCLIFF CIRCLE
ANTIOCH, TN 37013

Mail

IDENTIFICATION REFERENCE

5-8-8-4.

OCT 31 3 21 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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
			85353.13- CAMT.	
			239.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 245.62-	
			1056A10/31/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 8 8 4

IDENTIF. REFERENCE

OCT 31 3 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07153