BOOK 7120 PAGE 14

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Ronald G. Hughes and wife Patricia T. Hughes 123 Ridgewood Lane Brentwood, TN. 37027	Lovell & Malone P.O. Box 2663 Nashville, TN 37219	80-7-92

SEND TAX BILLS TO:
Owner

87964

IDENTIFICATION REFERENCE

JAN 28 2 48 PM '87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 33,600.00

Ronald G. Hughes
Affiant

Subscribed and sworn to before me this 27th day of January, 1987.

Notary Public

Commission expires: 4/21/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, ANDREW J. COOK and wife, MATTIE LEE COOK, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto RONALD G. HUGHES and wife, PATRICIA T. HUGHES, hereinafter referred to as Grantees, their heirs, successors 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. 412 on the Plat of Bordeaux Hills, Section 9, of record in Plat Book 4175, Page 116, Register's Office for said County.

Said Lot No. 412 fronts 84.64 feet on the northwesterly margin of Dolan Road and extends back 124.21 feet on the northeasterly line and 118.4 feet on the southwesterly line, to a line on the rear on which it measures 54.9 feet.

Being the same property conveyed to Andrew J. Cook and wife, Mattie Lee Cook by deed from James T. Lynn, Secretary of Housing & Urban Development of Washington D. C. of record in Book 4850, Page 357, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in instrument of record in Book 4405, page 427, Register's Office for

Davidson County, Tennessee; the Plan of record in Book 4175, page 116, said Register's Office, shows an Owners Certificate, a 30 foot minimum building setback line from Dolan Road and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, increasing to 20 feet at the northwest corner of lot which contains a manhole for sewers.

This conveyance is also subject to certain Deed of Trust indebtedness to Lovell and Malone, Inc. of record in Book 4850, page 359, Register's Office for Davidson County, Tennessee, which indebtedness the Grantees herein assume and agree to pay.

This is unimproved/improved property, known as 1463 Dolan Road, Nashville, Tennessee

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1987 which have been prorated and which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of January, 1987.

Andrew J. Cook

Andrew J. Cook

Mattie Lee Cook

Mattie Lee Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of January, 1987, before me personally appeared ANDREW J. COOK and wife, MATTIE LEE COOK, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville Tn, this 27th day of January, 1987.

Notary Public

My Commission Expires:
1/24/90

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
			3.00	
			24.00	
			.50	
			6.00	
				10.00-
			0303301/28/87 SAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87964

IDENTIFICATION REFERENCE

JAN 28 2 48 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 39486