BOOK 7662 PAGE 3

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTURAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 19 88.

Notary Public

MY COMMISSION EXPIRES: 3-28-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom B. Harris, Jr., Attorney, P. O. Box 37, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Steve Hulen and wife, Janice Hulen	Same as new owners	Map 142
(NAME)	(NAME)	Par. 83 & 84
P. O. Box 210673		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		
(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, John R. Hulen and wife, Jo Ann Hulen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. Steve Hulen and wife, Janice Hulen

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:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 11 Sun Valley Townhomes, a Planned Unit Development, as of record in Book 6900, Page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and subject to Declaration of Covenants, Conditions and Restrictions of Sun Valley Townhomes, of record in Book 7422, Page 977, Register's Office for Davidson County, Tennessee.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 01 Sun Valley Townhomes, a Planned Unit Development, as of record in Book 6900, Page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and subject to Declaration of Covenants, Conditions and Restrictions of Sun Valley Townhomes, of record in Book 7422, Page 977, Register's Office for Davidson County, Tennessee.

Tract 3: Land in Davidson County, Tennessee, being Lot No. 02 Sun Valley Townhomes, a Planned Unit Development, as of record in Book 6900, Page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and subject to Declaration of Covenants, Conditions and Restrictions of Sun Valley Townhomes, of record in Book 7422, Page 977, Register's Office for Davidson County, Tennessee.

Tract 4: Land in Davidson County, Tennessee, being Lot No. 03 Sun Valley Townhomes, a Planned Unit Development, as of record in Book 6900, Page 519, Register's Office for Davidson County, Tennessee, to

(PLEASE SEE CONTINUATION OF DESCRIPTION ON BACK)

This is unimproved ( ) improved (X) property, known as 402, 401, 403, and 405 Sun Valley Dr., Nashville, TN 37221
(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 20th day of September, 19 88

John R. Hulen
JOHN R. HULEN

Jo Ann Hulen
JO ANN HULEN

STATE OF TENNESSEE
CHEATHAM County

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Personally appeared before me, Aubrey J. Harris, a Notary Public in and for said County and State, the within named John R. Hulen and wife, Jo Ann Hulen

the bargainor S, 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 Ashland City, Tennessee, this 20th day of September 19 88

Commission expires 5-28-91

Aubrey J. Harris
Notary Public

STATE OF TENNESSEE
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
JOHN R. HULEN AND WIFE,
JO ANN HULEN

TO
G. STEVE HULEN AND WIFE,
JANICE HULEN

1049 09/27 0101 03CHECK 944.70

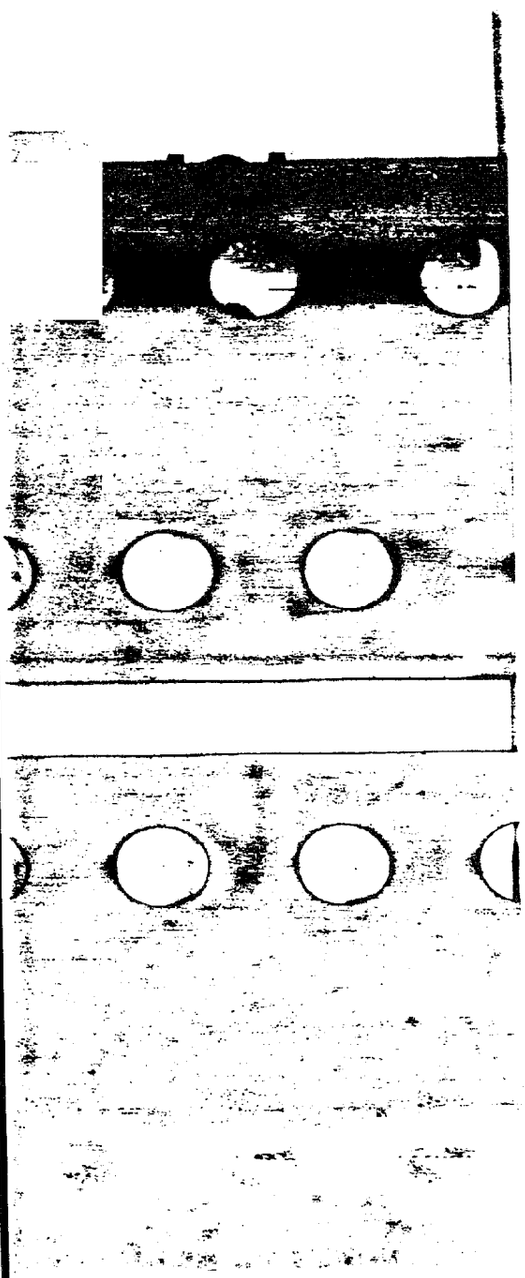
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71003

(CONTINUATION OF DESCRIPTION)

which plan reference is hereby made for a more complete and accurate legal description, and subject to Declaration of Covenants, Conditions and Restrictions of Sun Valley Townhomes, of record in Book 7422, Page 977, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Hulen and wife, Jo Ann Hulen, by deed from Thomas A. Searson et ux., Ann F. Searson, of record in Book 6858, Page 417, Register's Office for Davidson County, Tennessee, which conveyance was made to the said John R. Hulen et ux. for the use and benefit of themselves and G. Steve Hulen et ux., each of the two named couples having equal equitable interests in the said property and the property improved by the expenditure of their joint funds, this conveyance being for the purpose of partitioning the respective equal interests in the said property.



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 254000.00
CON TX 838.20
PRFEE 0.50
WDEED 6.00
TOTAL 844.70
CHECK 844.70

09/27/88 01 09:10 0001 1049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-1003

IDENTIFICATION

SEP 27 9 10 AM '88

No. 138012