BOOK 7750 PAGE 871

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Thomas A. McGrath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
THOMAS A. MC GRATH, UNMARRIED	INVESTORS FEDERAL SAVINGS BANK	11DO 6145
(NAME)	(NAME)	
907 NEW DUE WEST AVENUE	2021 RICHARD JONES ROAD	51-1-55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON , TN 37115	NASHVILLE, TENNESSEE 37215	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, BILLY H. HUGHES, UNMARRIED AND ROBBIE J. HUGHES, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS A. MC GRATH, UNMARRIED

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 81 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD, IN THE 11TH CIVIL DISTRICT OF SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF SURVEY THEREOF MADE BY H. & R. SWANN, JR., SURVEYOR, DATED APRIL 20, 1947, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF DUE WEST AVENUE (AKA NEW DUE WEST AVENUE) AT THE CORNER OF LOTS NOS. 80 AND 81; THENCE, WITH THE LINE BETWEEN SAID LOTS, SOUTHWARDLY 500 FEET TO A POINT; THENCE EASTWARDLY 100 FEET TO THE CORNER OF LOTS NOS. 81 AND 82; THENCE, WITH THE LINE BETWEEN SAID LOTS, NORTHWARDLY 500 FEET TO THE SOUTHERLY MARGIN OF DUE WEST AVENUE (AKA NEW DUE WEST AVENUE); THENCE, WITH SAID MARGIN, WESTWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BILLY H. HUGHES AND WIFE, ROBBIE J. HUGHES BY DEED OF RECORD IN DEED BOOK 7322, PAGE 394, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BILLY H. HUGHES BEING ONE IN THE SAME PERSON AS BILLY HOWARD HUGHES AND THE SAID ROBBIE J. HUGHES BEING ONE IN THE SAME PERSON AS ROBBIE JEAN MAJORS HUGHES HAVING DIVORCED AS EVIDENCED BY FINAL DECREE CASE NO. 88D-2628, FILED IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE ON SEPTEMBER 29, 1988 AT 3:09 P.M. IN MINUTE BOOK 173A, PAGE 233.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is improved X unimproved property, known as 907 NEW DUE WEST AVENUE , MADISON , TN , 37115
(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 11th day of January, 19 89

BILLY H. HUGHES, UNMARRIED: Billy H. Hughes

ROBBIE J. HUGHES, UNMARRIED: Robbie J. Hughes

STATE OF TENNESSEE
County of SUMNER

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Personally appeared before me, BILLY H. HUGHES, UNMARRIED AND ROBBIE J. HUGHES, UNMARRIED

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 1989

Commission expires December 29, 1990

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

012466

IDENTIFICATION REFERENCE

Jan 13 8 46 AM '89

PELLY Z WILSON II REGISTER
DAVIDSON COUNTY, TN

5926 01/13 0101 03CHECK 171.50

WARRANTY DEED

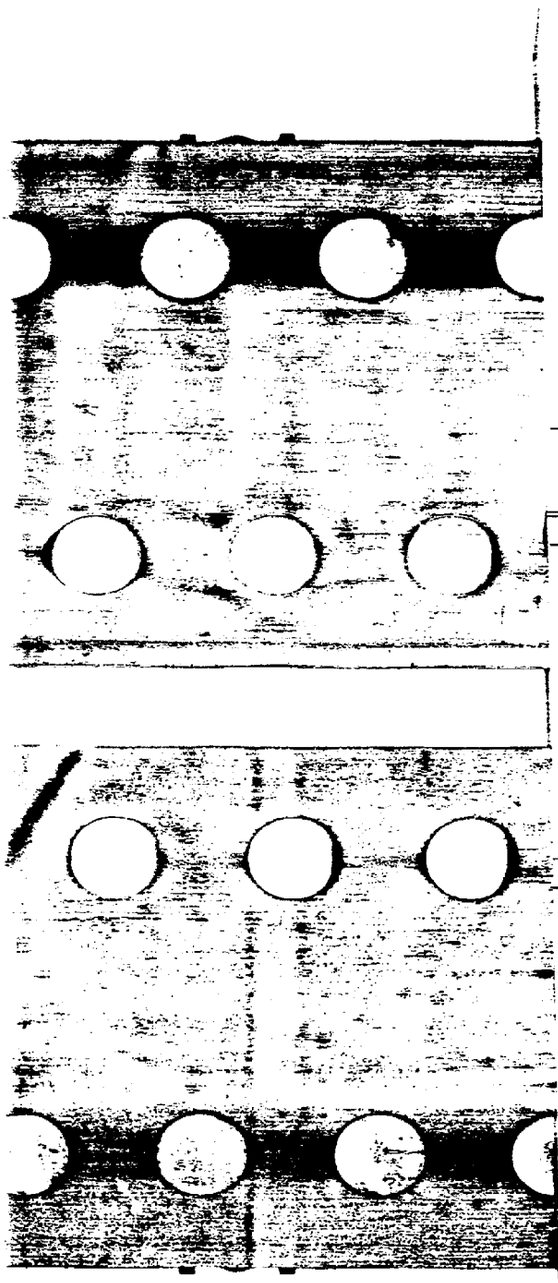
FROM

BILLY H. HUGHES, unmarried
and
ROBBIE J. HUGHES, unmarried

TO

THOMAS A. MC GRATH, unmarried

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077



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

CAMT 50000.00
CON TX 165.00
PRFEE 0.50
WDEED 6.00
TOTAL 171.50
CHECK ~~171.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/13/09 01 08:48 0001 5926

01246

IDENTIFICATION REFERENCE

JAN 13 8 46 AM '09

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172586