STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Camelia L. Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 19 89

W.L.
Notary Public

MY COMMISSION EXPIRES 12/29/90
(AFFIX SEAL)

BOOK 7831 PAGE 806

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
William E. Hughes, Jr.	Send Tax Bills to New Owner	44-11-70
(NAME)	(NAME)	
101 Richmond Drive		4D 41990
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138		
(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, SOVRAN BANK, successor to Commerce Union Bank, Trustee and Executor of the Estate of EDWARD J. HUNTER, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Hughes, Jr. and wife, Marilyn B. Hughes, a one-half interest as Tenants by the Entireties, and their daughter, Camelia L. Hughes, unmarried, a one-half undivided interest as Tenants in Common.
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 the 4th Civil District of Davidson County, Tennessee, being described in two (2) tracts, as follows; TO WIT;

TRACT NO. 1: BEING a part of Lot No. 159, Section A, Village of Old Hickory, as shown on Plan recorded 7/16/48 in Book 1424, Page 68, Register's Office for said County, and being more particularly described as follows:

BEGINNING with an iron pin at the northeast corner of Lot No. 159 and running thence the following courses and distances: (1) S 1° 29' W 61.0 feet to an iron pin; thence (2) in a southerly direction around a curve having a radius of 118.4 feet, 31.8 feet to an iron pin; thence (3) S 67° 15' W 36.9 feet to an iron pin; thence (4) N 20° 56' W 83.3 feet to an iron pin; thence (5) N 67° 17' E 77.0 feet to an iron pin and the point of beginning, containing 0.11 acres, more or less.

SUBJECT to and/or reserving one (1) permanent easement twenty-one (21) feet wide for private road and utilities and one (1) special easement ten (10) feet wide for water, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded Plan, which is made a part of this description by reference thereto.

CONTINUED on EXHIBIT A, attached hereto and made a part hereof:

This is improved property, known as 101 Richmond Drive, Old Hickory, TN 37138
(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 my hand this 1st day of May, 19 89

SOVRAN BANK, successor to Commerce Union Bank, Trustee and Executor of the Estate of Edward J. Hunter, deceased.

T. Richard Travis, Assistant Vice President & Trust Officer

By: T. Richard Travis, Assistant Vice President and Trust Officer

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.

Witness my hand, at office, this day of , 19

Commission expires

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

WARRANTY DEED

FROM

ESTATE OF EDWARD J. HUNTER,

deceased

TO

WILLIAM E. HUGHES, JR., et ux

and CAMELIA L. HUGHES, unmarried

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, T. Richard Travis, in his capacity as Assistant Vice President and Trust Officer by and for Sovran Bank, the maker, 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 an Assistant Vice President and Trust Officer of Sovran Bank, and that the said Sovran Bank being the successor to Commerce Union Bank, and that he is authorized by Sovran Bank to execute this instrument.

Witness my hand, at Old Hickory, Tennessee, this the 1st day of May, 1989.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 12/29/90

From Sovran Bank, successor to Commerce Union Bank, Trustee and Executor of the Estate of Edward J. Hunter, deceased, to William E. Hughes, Jr. and wife, Marilyn B. Hughes, and Camelia L. HUghes:

TRACT NO.1, CONTINUED:

BEING the same property conveyed to Liddie B. Hunter and Edward J. Hunter, her son, as joint tenants with right of survivorship, by deed from E. I. du Pont de Nemours and Company, A Delaware Corporation, of record in Book 1906, Page 564, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: BEING a part of Lot No. 159, Section A, Village of Old Hickory, as shown on Plan recorded 7/16/48 in Book 1424, Page 68, Register's Office for said County, and being more particularly described as follows:

BEGINNING with an iron pin at the northwest corner of Lot No. 159 and running thence the following courses and distances: (1) N 67° 17' E 29.5 feet to an iron pin; thence (2) S 20° 56' E 83.3 feet to an iron pin; thence (3) S 67° 15' W 29.5 feet to an iron pin; thence (4) N 20° 56' W 83.3 feet to an iron pin and the point of beginning, containing 0.06 acres, more or less.

SUBJECT to and/or reserving one (1) permanent easement 21 feet wide for private road and utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded Plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Liddie B. Hunter and Edward J. Hunter, her son, as joint tenants with right of survivorship, by deed from E. I. du Pont de Nemours and Company, A Delaware Corporation, of record in Book 3462, Page 48, Register's Office for Davidson County, Tennessee.

THE said Liddie B. Hunter died a widow, in May, 1963, predeceasing the said Edward J. Hunter. The said Edward J. Hunter died, unmarried, on 11/5/87 in Davidson County, Tennessee, and by his Last Will & Testament of record in Will Book 161, Page 58, Register's Office for Davidson County, Tennessee, the property was devised to Commerce Union Bank in Trust, Sovran Bank being the successor to Commerce Union Bank.

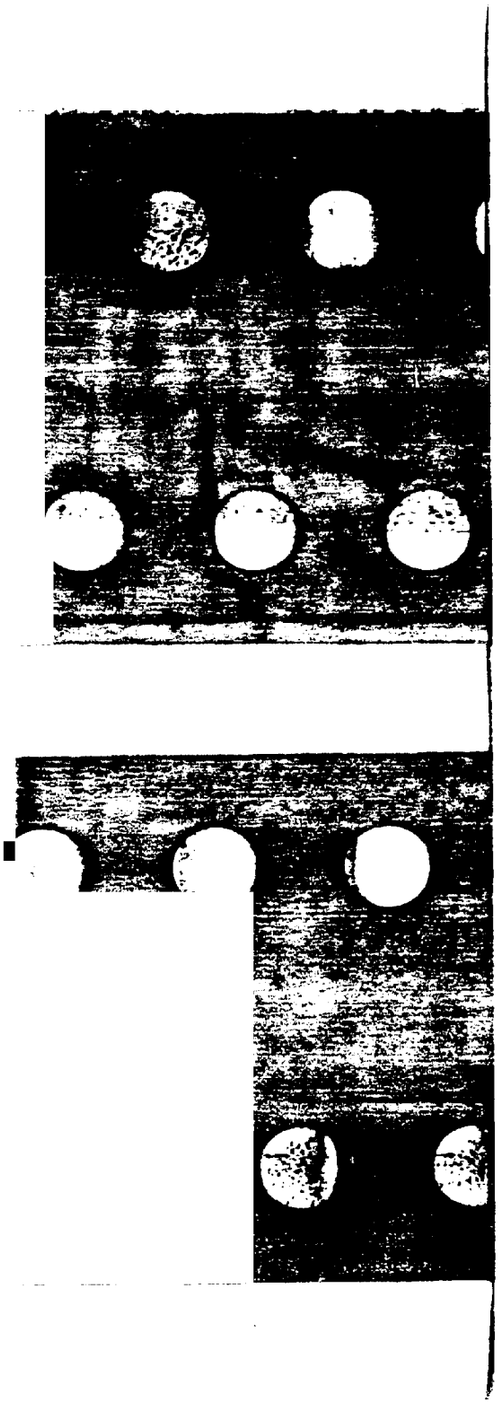
2492 05/03 0101 03CHECK 138.20

29872

IDENTIFICATION

MAY 3 11 00 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7831 PAGE 809

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 39000.00
CON TX 128.70
PRFEE 0.50
WDEED 9.00
TOTAL 138.20
CHECK 138.20

05/03/89 01 11:01 0001 2492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29872

IDENTIFICATION REFERENCE

MAY 3 11 00 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205973