THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
1100 L & C Tower
P. O. Box 3079
Nashville, Tennessee 37219-0079

SPECIAL WARRANTY DEED

Address New Owner As:	Party Responsible For Taxes:	Map-Parcel No.
SANDRA HUGHES JONES 2537 Bethwood Drive Nashville, TN 37207	National Mortgage Co, 4041 Knight Arnold Rd. Memphis, TN 38118	Map 72-1 Parcel 35 12D-16509

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, MARY ALICE HUGHES, an unmarried widow, does hereby grant, bargain, sell, transfer and convey unto SANDRA HUGHES JONES, an unmarried widow, her heirs and assigns, the described tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Lot No. 105 on the Plan of Shepardwood Subdivision, Section 2, of record in Book 4460, Page 66, Register's Office for said County.
>
> Said Lot fronts 60 feet on the southerly margin of Bethwood Drive and runs back between parallel lines 137 feet to a dead line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to Waddell D. Hughes and wife, Mary Alice Hughes by deed from Marvin C. Wooten, unmarried of record in Book 4927, Page 106, Register's Office of Davidson County, Tennessee. The said Waddell D. Hughes died on April 30, 1988 vesting full tenant by the entirety survivorship interest in the Grantor.

This is improved real property known as 2537 Bethwood Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tract or parcel of land together with appurtenance, estate, title and interest thereto belonging to the said SANDRA HUGHES JONES, her heirs and assigns forever.

The undersinged covenants with the said SANDRA HUGHES JONES, that she is lawfully seized and possessed of said real property in fee simiple; has a good right to convey it and the same is unencumbered, except for:

> 1. Matters on the Plan of Shepardwood Subdivision, Section 2, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee.
>
> 2. Matters of record in the Davidson County Register of Deeds Office including a Deed of Trust of record in Book 4927, Page 108, to secure a note presently held by National Mortgage Company, Company, which Deed of Trust and underlying Note, the Grantee assumes and agrees to hold the Grantor harmless from.

3. Restrictive Covenants of record in Book 4572, Page 960, Register's Office of Davidson County, Tennessee.

4. Davidson County Property Taxes for 1989 and all prior years which are assumed by the Grantee.

The undersigned does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to said land to the said SANDRA HUGHES JONES, her heirs and assigns, against the lawful claims of all other persons or entities claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the said MARY ALICE HUGHES has executed this instrument on this 20th day of July, 1989.

Mary Alice Hughes
MARY ALICE HUGHES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said State and County, the within named MARY ALICE HUGHES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of July, 1989.

[illegible]
Notary Public

My Commission Expires: 3/11/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE (WHICHEVER IS GREATER) FOR THIS TRANSFER IS $ 64,000.

Sandra D. Hughes Jones
AFFIANT

Sworn to and subscribed before me, this 20 day of July, 1989.

[illegible]
Notary Public

My Commission Expires: 3/11/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

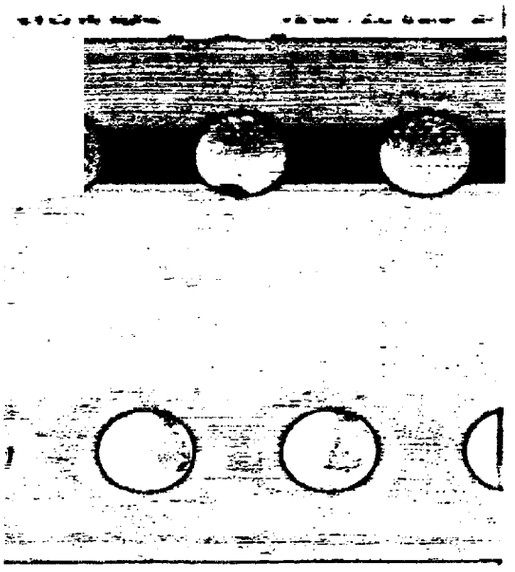
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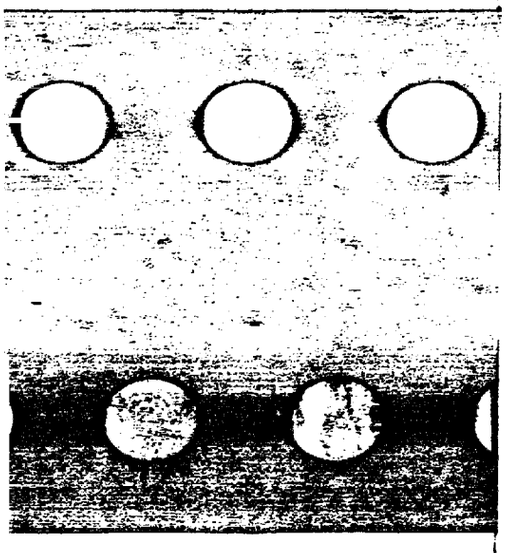
IDENTIFI REFERENCE 0179LRW-R072089

JUL 24 1 32 PM '89

FELIX A. WILSON REGISTER DAVIDSON COUNTY, TN

8841 07/24 0101 CKCHECK 218.20





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

RECEIVED OF _____

FOR _____

BOOK 7895 PAGE 912

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 64000.00
CON TX 211.20
PRFEE 1.00
WDEED 6.00
TOTAL 218.20
CHECK 218.20
07/24/89 01 15:33 0001 8241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 1. 6 8. 5.

IDENTIFICATION REFERENCE

JUL 24 1 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231876