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LL

BOOK 8175 PAGE 206

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dennis J. Hughes Mary A. Evans 204 Burlington Place Nashville, TN 37215	117-09-0-C-052-00-CO	Same

This instrument prepared by: Boult, Cummings, Conners & Berry (PHC)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ELNORA S. PAGE (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to DENNIS J. HUGHES and wife, MARY ARLINE EVANS (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Easements, restrictions and setbacks shown on plat of record in Book 5200, pages 403 through 406, as amended in Book 5800, page 159, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Elnora S. Page
Affiant

Subscribed and sworn to before me this 15th day of August, 1990.

Notary Public
My Commission Expires: 3-11-91

3. Sewer and drainage easements of record in Book 3401, page 545, and Book 6929, page 646, R.O.D.C.

4. Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 5863, page 796, as amended in Book 6046, page 134, R.O.D.C.

This is improved property, known as 204 Burlington Place.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of August, 1990.

Elnora S. Page
ELNORA S. PAGE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Peter H. Curry, Notary Public, Elnora S. Page, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 1990.

Peter H. Curry
Notary Public

My Commission Expires: 3-11-91

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot no. 52 on the Plan of Burlington, a Planned Unit Development, of record in Book 5200, pages 403-406, Register's Office for said County.

Said Lot No. 52 fronts 69.00 feet on the westerly side of Burlington Place and runs back 83.81 feet on the south lot line and 79.99 feet on the north lot line to a line in the rear which measures 68.83 feet thereon.

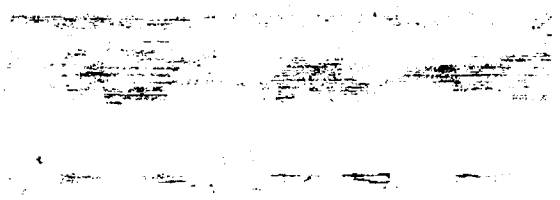
Being the same property conveyed to J.G. Page, Jr. and wife Elnora Page by deed from Creason Clayton Construction Company, Inc. of record in Book 6145, page 614, said Register's Office, the said J.G. Page, Jr. having died.

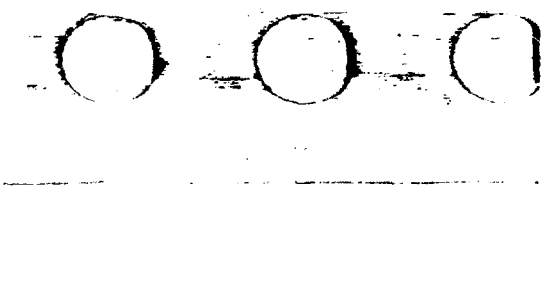
4 9 6 4 3

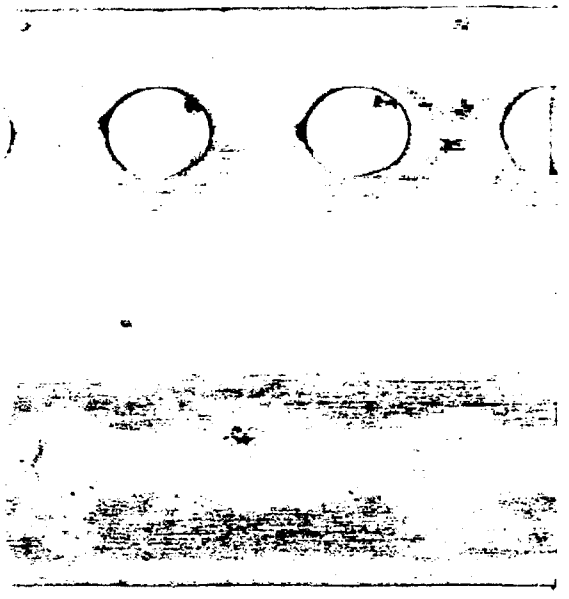
TRANSMITTAL REFERENCE

AUG 15 2 39 PM '90

0204 08/15 0101 03CHECK 851.50







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 255000.00
CON TX 841.50
PRFEE 1.00
WDEED 9.00
TOTAL 851.50
CHECK 851.50
08/15/90 01 14:40 0001 0204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49643

IDENTIFT REFERENCE

AUG 15 2 39 PM '90

FELIX Z WILSON II REGISTER

No. 346632