THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS BY: JAMES R. STALLINGS, JR., Attorney at Law, 107 West Market Street, Lebanon, Tennessee 37087

TAX MAP NO. 108-8; PARCEL NO. 29; GROUP ____; 3rd CIVIL DISTRICT
ADDRESS NEW OWNER: 409 Red Cedar Court Nashville TN 37214
ADDRESS MORTGAGEE: Barclay America PO Box 31238 Charlotte, NC 28231
SEND TAX BILL TO: "
PROPERTY: (x) IMPROVED; ( ) UNIMPROVED
SURVEYOR: _____

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the balance due on the note and deed of trust of record in Trust Deed Book 8018, Page 360, Register's Office of Davidson County, Tennessee, we DORSEY DALE HUGHES and wife, LORI ANN HUGHES, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto ROYA L. DIAZ, a single person, her heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and situate in the 3rd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot no. 187, on the Plan of Larchwood, Section 2, of record in Plat Book 5200, pages 57,58 and 59, Register's Office for Davidson County, Tennessee. DEED REFERENCE: Being the same property conveyed to Dorsey Dale Hughes, single, by deed of record in Deed Book 8018, Page 357, Register's Office for Davidson County, Tennessee. The said Dorsey Dale Hughes is now married to Lori Ann Hughes, and she joins in the execution of this deed to convey whatever interest she has in the property by virtue of such marriage.
>
> This is improved property known as 409 Red Cedar Court, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said ROYA L. DIAZ, a single person, her heirs and assigns, in fee simple forever.

WE COVENANT with said grantee that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that said property is free, clear and unencumbered,

01394

IDENTIF. REFERENCE

Mar 25 [illegible]

6181 03/25 0101 03CHECK 317.86

except as herein provided; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

ESCROW ACCOUNT: Grantors hereby transfer all their right, title, and interest in the escrow fund held by Barclays American Mortgage, 5032 Parkway Plaza Blvd., Bldg. 8, Charlotte, NC 28217, to grantee, with grantee to assume liability for payments of hazard insurance and real property taxes for 1991 and thereafter.

POSSESSION shall be given on or before April 7, 1991.

WITNESS OUR HANDS HERETO, this 22 day of March, 1991.

Dorsey Dale Hughes
DORSEY DALE HUGHES, Grantor

Lori Ann Hughes
LORI ANN HUGHES, Grantor

STATE OF TENNESSEE )
COUNTY OF Wilson )

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named DORSEY DALE HUGHES and wife, LORI ANN HUGHES, with each of whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 22 day of March, 1991.

Billy B Hobbs
NOTARY PUBLIC

BILLY B. HOBBS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
6/26/93

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 94,245.

Michael Tom Hobbs
AFFIANT

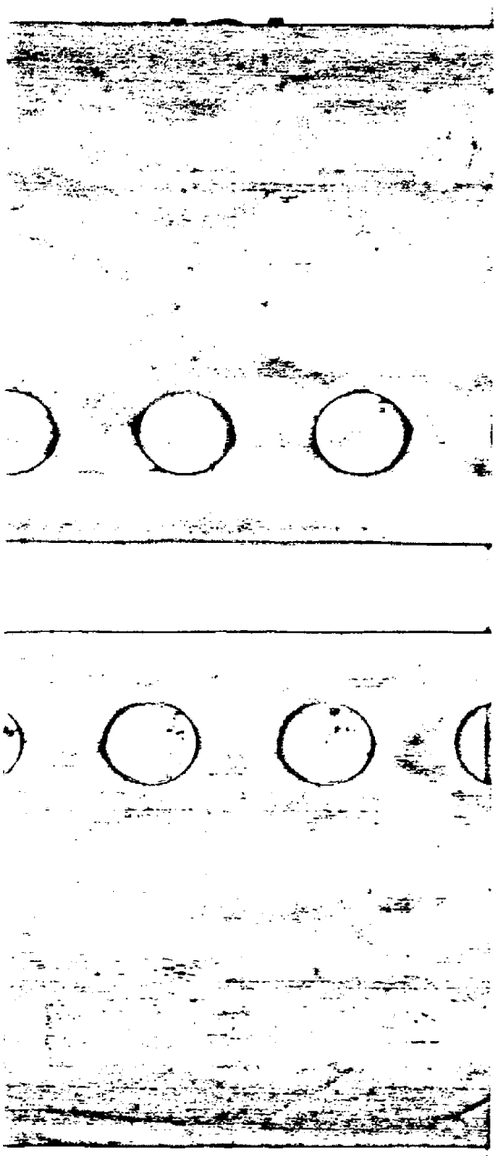
Subscribed and sworn to before me, this 25th day of March, 1991.

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

~~MY COMMISSION EXPIRES:~~

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

BOOK 8315 PAGE 488

| | | |
|---|---|---|
| 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 94245.00
CON TX 310.86
PRFEE 1.00
WDEED 6.00
TOTAL 317.86
CHECK 317.86

03/25/91 01 11:01 0001 6181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01394

IDENTIF. REFERENCE

MAR 25 [illegible]

DAVIDSON CO. TN.

No. 406925