Lot 44

THIS INSTRUMENT WAS PREPARED BY: Gail P. Pigg, Esquire
219 Second Avenue, North
First Floor Suite
Nashville, TN 37201

BOOK 9230 PAGE 844

(NEW OWNER(S) ADDRESS AS FOLLOWS:)	SEND TAX BILLS TO:)	MAP & PARCEL NO.)
( )	( )	( )
(The Bacon Group, Inc.)	(Same)	(Map - 116-12)
(2505 Hillsboro Rd Ste 450)	( )	(Parcel - 95)
(Nashville, Tn 37212)	( )	( )

WARRANTY DEED

FOR and IN CONSIDERATION of the sum of Ten ($10.00) ---------- Dollars and other good and valuable consideration, receipt of which is hereby acknowledged,

CHARLES M. HUGHES AND WIFE, HAZEL M. HUGHES

have bargained and sold, and by these presents do hereby transfer and convey unto the said The Bacon Group, Inc. ----------

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

FOR FULL DESCRIPTION, RESTRICTIONS AND EASEMENTS, SEE EXHIBIT A, CONSISTING OF 2 PAGES

The warranty of this conveyance is subject to:

1. 1994 taxes;
2. Water agreement in Book 1071, page 420, Register's Office for Davidson County, Tennessee;
3. Setback lines and easements for public utilities shown on Plan of Record in Book 1130, page 13, Register's Office for Davidson County, Tennessee;
4. Easement for sanitary sewers and storm drainage in Book 4102, page 345, Register's Office for Davidson County, Tennessee; and
5. Setback line amendment in Book 9190, page 667, said Register's Office.

This is improved ( ) property, unimproved (X), known as a part of Lot No. 17, Block "D", Woodmont Lane Homesites, Nashville, Tennessee (Address)

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, except as set forth abov

Whenever 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 hands this 26th day of January, 1994.

Charles M. Hughes
CHARLES M. HUGHES

Hazel M Hughes
HAZEL M. HUGHES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Hughes and wife, Hazel M. Hughes ---------- the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 26th day of January, 19 94.

NOTARY PUBLIC

My Commission Expires: 7/27/96.

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____ the within named bargainor, a corporation, and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

NOTARY PUBLIC

My Commission Expires: _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 75,000.00. This is equal to or greater than the property would bring at fair and voluntary sale.

SWORN TO AND SUBSCRIBED before me this 26th day of January 19 94.

NOTARY PUBLIC

My Commission Expires: 7/27/96.

EXHIBIT "A"

The land referred to is described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being part of Lot No. 17 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, of the Register's Office for said County, and described according to a copy of a survey thereof made March 24, 1976 by John Kohl, Surveyor, Tennessee No. 106, and according to survey January 1994 by W. B. Granstaff, Surveyor, as follows:

Beginning at a point in the northerly margin of Abbott-Martin Road, the common corner of Lot Nos. 17 and 18; thence with the north margin of Abbott-Martin Road eastwardly 44.9 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 31.5 feet to another concrete monument in the westerly margin of Estes Avenue; thence with the margin of Estes Avenue northwardly 110.00 feet to a point, the common corner of Lot Nos. 16 and 17; thence northwestwardly 187.20 feet to the intersection of Lot Nos. 17 and 18 at a point which is 17.56 feet from the rear common corner of said lots to a point in the line between Lot Nos. 18 and 25; thence with the common line between Lot Nos. 17 and 18; southeastwardly 220.45 feet to the point of beginning.

EASEMENT RETAINED BY GRANTORS

Included in the above description is a triangular area consisting of 2,826 square feet, for which the Grantors are retaining a perpetual easement, running with the land. The easement area is specifically described as follows:

Beginning at a point in the above property 115.97 feet west of the common front corners of Lot Nos. 16 and 17; thence south 09° 14' 35" west 68.12 feet to a point; thence south 28° 15' 01" east 31.79 feet to a point; thence south 03° 0' 45" west 9.63 feet to a point; thence north 28° 15' 01" west 148.06 feet to a point in the intersecting line of Lot Nos. 17 and 18; thence south 68° 58' 05" east 71.23 feet to the point of beginning.

A permanent easement, running with the land, in and to the aforesaid property is expressly retained by Grantors as a permanent and exclusive greenbelt serving only Lot No. 18. The owner of Lot No. 18 will maintain said easement area.

RESTRICTIONS

1. Any privacy wall or fence to be erected on the boundary between the easement area and the remainder of Lot No. 17 transferred herewith shall be constructed of western cedar, brick, stone or any combination thereof.

2. No improvements will be constructed within the above easement area unless approved in writing by Grantor or their assigns.

3. No above ground swimming pool shall be constructed on Lot No. 17.

4. No planting will be constructed within the easement area by the owner of Lot No. 17 without the approval of Grantor or their assigns.

5. No fence or obstruction of any kind shall be constructed between Lot No. 18 and the easement area without the express approval of the owners of Lot No. 18.

EASEMENT GRANTED AS TO A PORTION OF LOT NO. 18

TRACT TWO:

Also conveyed herewith is a permanent easement, running with the land, in and to a triangular portion of Lot No. 18 of Block "D" in the Map of

Woodmont Lane Homesites, recorded in Book 1130, page 13, Register's Office for Davidson County, Tennessee, consisting of 1,161 square feet and described as follows:

Beginning at a point in the northerly margin of Abbott-Martin Road, said point being the common front corners of Lot Nos. 17 and 18; thence north 28° 15' 01" west 72.89 feet with said common lot lines to a point; thence south 03° 00' 45" west 65.36 feet to a point; thence south 21° 27' 23" east 7.25 feet to a point in the northerly margin of Abbott-Martin Road; thence south 87° 36' 00" east with said margin of said road 34.57 feet to the point of beginning.

This easement is granted for the purpose of use for ingress and egress by the owner of Lot No. 17 and also for use as a greenbelt serving Lot No. 17. The owner of Lot No. 17 will maintain the easement area. No fences, obstructions or improvements of any kind, other than a driveway will be constructed on said easement area.

All of the above property was conveyed to Charles M. Hughes and wife, Hazel M. Hughes, by installment deed from Jessie C. Gambill, unmarried, of record in Book 4896, page 843, Register's Office for Davidson County, Tennessee.

111377
IDENTIF. & REFERENCE
94 JAN 26 PM 3:58
FELIX A. [illegible] II REGISTER
DAVIDSON COUNTY, TN.
3764 01/26 0101 03CHECK 294.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9230 PAGE 848

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				MAMT 75000.00
				MOR TX 277.50
				PRFEE 1.00
				CANCEL
01/26/94	01			15:58 0001 3763
				CAMT 75000.00
				CON TX 277.50
				PRFEE 1.00
				MTG TAX 16.00
				TOTAL 294.50
				CHECK 294.50
01/26/94	01			15:59 0001 3764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 11377

94 JAN 26 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.749706