File Box 38
First Title and Escrow Company

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9380 PAGE 126

No. 32581

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT HUGHES (NAME)	First American National Bank (NAME)	130-4
4302 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	41
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37237-0209 (CITY) (STATE) (ZIP)	7DA 32120

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, MARGARET EZZELL MCCLELLAN AND JAMES EZZELL

Devisees under the Last Will and Testament of Margaret C. Ezzell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT HUGHES AND WIFE, KAYCE HUGHES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 and the northerly 75 feet of Lot No. 15 on the Plan of Comptonwood Subdivision, as of record in Plat Book 974, page 10, Register's Office for said County, described as follows:

Said Lot and part of Lot adjoin and front together 175 feet on the easterly side of Estes Avenue or Compton Road and run back between parallel lines 307.5 feet to a dead line.

Being the same property conveyed to John M. Ezzell and wife, Margaret C. Ezzell by deed from Pembroke J. Hart, Trustee of record in Book 5083, page 144, said Register's Office. John M. Ezzell has since died, and Margaret C. Ezzell has subsequently died, devising said property to Margaret Ezzell McClellan and James Ezzell by Will of record in Will Book 189, page 182, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 974, page 10, Register's Office for Davidson County, Tennessee.

Guy McClellan, spouse of Margaret Ezzell McClellan, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Margaret Ezzell McClellan.

94 JUN 16 AM 10:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 61674

unimproved ( )
This is improved (XX) property, known as 4302 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of June, 19 94

Margaret Ezzell McClellan
MARGARET EZZELL MCCLELLAN

James Ezzell
JAMES EZZELL

Guy McClellan
GUY MCCLELLAN

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9380 PAGE 127

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. MARGARET EZZELL MCCLELLAN AND HUSBAND GUY MCCLELLAN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of June, 19 94.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES EZZELL 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 9th day of June, 1994.

My Commission Expires: 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 293,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

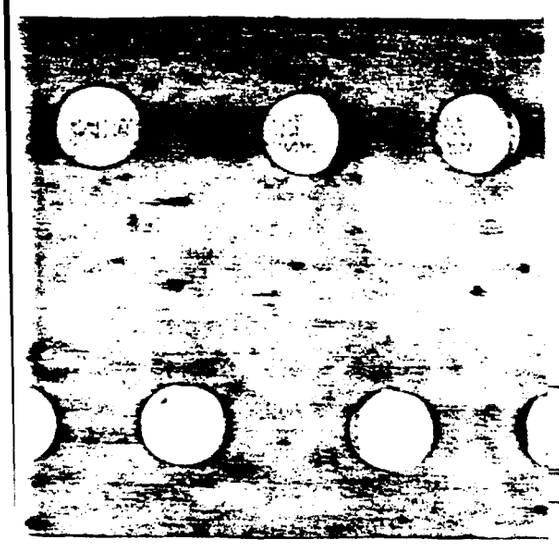
WARRANTY DEED

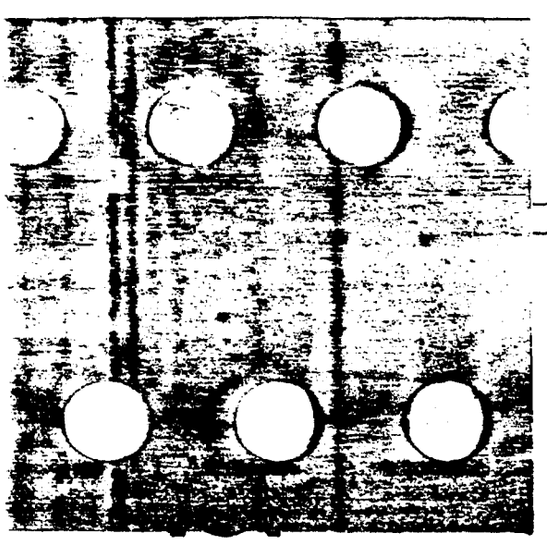
FROM MARGARET EZZELL MCCLELLAN AND JAMES EZZELL

TO SCOTT HUGHES AND WIFE, KAYCE HUGHES

5771 06/16/94 01:01 CHECK 10494-95

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 128

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
293500.00
CON TX 1085.95
PRFEE 1.00
WDEED 8.00
TOTAL 1094.95
CHECK 1094.95
06/16/94 01 10:42 0001 6771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61674
IDENTIF. # REFERENCE

94 JUN 16 AM 10:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 803511