1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,400.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Hughes (NAME)	First Republic Mortgage (NAME)	MAP 155-08-0-C
409 Chessington Court (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 007.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Carlton W. Sandrell and Melody S. Sandrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. Hughes, an unmarried person

[illegible] 391.38

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 7 on the plan of Poplar Creek Estates, Phase Two, of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee, and to which plan of reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 7 fronts 32.96 feet on the easterly margin of Chessington Court and extends back 124.61 feet on the northerly line and 163.55 feet on the southwesterly line to a dead line in the rear, measuring 150 feet thereon.

And Being the same property conveyed to Carlton Wade Sandrell and Melody R. Stewart, both single persons, by Warranty Deed from John L. Wolf and spouse, Shelley Ann Wolf, of record in Book 8504, page 865, Register's Office for Davidson County, Tennessee. The said Carlton Wade Sandrell is one and the same person as Carlton W. Sandrell, and Melody R. Stewart is now known as Melody W. Sandrell.

This conveyance is subject to taxes for 1994, and subsequent years, restrictions and easements of record.

PICK-UP

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

94 AUG 10 AM 10:42

79965

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 409 Chessington Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hand s this 28th day of June 19 94

Carlton W. Sandrell
By: Karl D. Warden, Attorney-in-Fact

Melody S. Sandrell
By: Karl D. Warden, Attorney-in-Fact

BOOK 9433 PAGE 304

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlton W. Sandrell and Melody S. Sandrell 's Attorney-in-Fact, Karl D. Warden

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

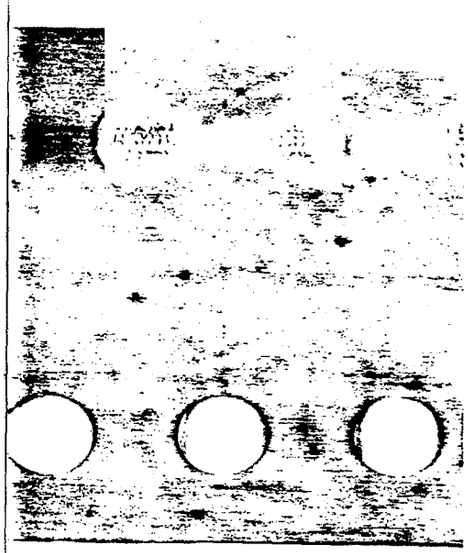
STATE OF TENNESSEE
COUNTY OF

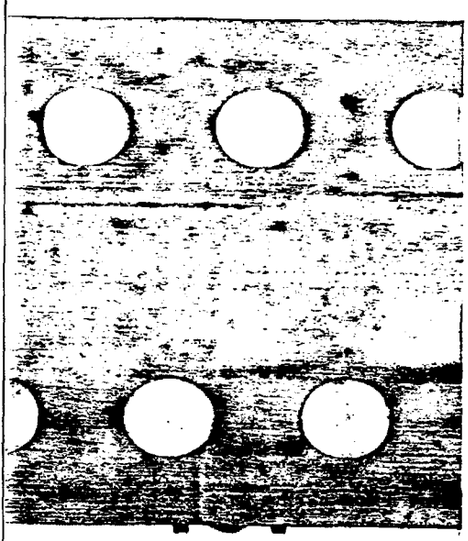
Before me, Alan D. Mazer a Notary Public within and for the State and County aforesaid, personally appeared Karl D. Warden and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the Attorney-in-Fact and _____ respectively of the Carlton W. Sandrell et uy Melody S. the within named bargainor, and ~~corporation~~, and that he as such Attorney-in-Fact and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ by the said Karl D. Warden as such Attorney in Fact, and attesting the same by the said _____ as such _____ as though they personally had acted.

Witness my hand and official seal at office at Nashville, TN on this the 28 day of June 19 94

My commission expires 7/23/94

_____
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9433 PAGE 305

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
	157400.00
CON TX	582.38
PRFEE	1.00
WDEED	8.00
TOTAL	~~591.38~~
CHECK	~~591.38~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/10/94 01 10:42 0001 6573

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

79965
IDENTIF. # REFERENCE

No. 823052