This Instrument Prepared By:
CLEMENT, GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 9626 PG 60

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Jamie L. Hughes and wife, Amy V. Hughes 4060 Coleridge Drive Antioch, Tennessee 37013	GE Capital Corporation P. O. Box 420275 Houston, Texas 77242	Map 162-02 Parcel 126

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust executed by Steven D. Nabi and wife, Vera J. Nabi, in favor of Secretary of Veterans Affairs, which mortgage is recorded in Book 8953, page 152, Register's Office for Davidson County, Tennessee, said Deed of Trust now payable to General Electric Capital Corporation; We, Steven D. Nabi and wife, Vera J. Nabi, hereinafter "GRANTORS" have bargained and sold, and by these presents do hereby transfer and convey unto Jamie L. Hughes and wife, Amy V. Hughes, hereinafter "GRANTEES", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven D. Nabi and wife, Vera J. Nabi by deed from Secretary of Veterans Affairs of record in Book 8953, page 150, Register's Office for Davidson County, Tennessee.

This is improved property known as 4060 Coleridge Drive, Antioch, Tennessee 37013.

This conveyance is made subject to the following:

1. Taxes for the current year assumed by GRANTEES;

2. All matters shown on the Plan of record in Book 3700, page 135, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4158, page 42, as amended in Book 4178, page 738, said Register's Office.

4. Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain Deed of Trust outlined above, and the Note of even date thereby secured, in the original principal amount of $76,850.00, payable to Secretary of Veterans Affairs, now payable to General Electric Capital Corporation, And for the same consideration Grantees hereby assume the obligations of Grantors under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property, and GRANTEES join in the execution hereof to acknowledge same.

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, representatives and assigns forever.

And GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as may be set forth above.

GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the date set forth below.

95 MAR 23 PM 2:41
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
44633

GRANTORS:

Steven D. Nabi

Steven D. Nabi

Vera J. Nabi

Vera J. Nabi

GRANTEES:

Jamie L. Hughes

Jamie L. Hughes

Amy V. Hughes

Amy V. Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven D. Nabi and wife, Vera J. Nabi, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of March, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jamie L. Hughes and wife, Amy V. Hughes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of March, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,446.74.

Amy V. Hughes
Affiant

Subscribed and sworn to before me this 22 day of March, 1995.

Notary Public

My Commission Expires: 9/16/95

3239 03/23/95 01:04 PM CHECK
299.00

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

RECEIVED OF _____

FOR _____

BOOK 9626 PG 62

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

CAMT 78446.74
CON TX 290.08
PRFEE 1.00
WDEED 8.00
TOTAL ~~299.08~~
CHECK 299.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/23/95 01 14:42 0001 3239

44633
IDENTIF. # REFERENCE

95 MAR 23 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 892803