THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $167,900.00. **AFFIANT** Subscribed and sworn to before me, this 28th day of June, 1995. Notary Public My Commission Expires: 9/25/95

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Dawson E. Hignutt and wife, Gail L. Hignutt 7208 Magnolia Hills Drive Nashville, TN 37221	SAME	155-12A-24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTH HARPETH CONSTRUCTION CO., INC. a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAWSON E. HIGNUTT AND WIFE, GAIL L. HIGNUTT,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Magnolia Hills of record in Book 7900, page 809, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the property conveyed to South Harpeth Construction Co., Inc., a Tennessee corporation by deed from J & J Development Co., Inc., a Tennessee corporation of record in Book 9516, page 688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants of record in Book 9498, page 329, Register's Office for said County.

3. Declaration of Protective Covenants, and Restrictions of record in Book 9499, page 860 and ByLaws of record in Book 9499, page 875, Register's Office for said County.

3. Matters shown on the Plan of record in Book 7900, page 809 Register's Office for said County.

This is improved property known as 7208 Magnolia Hills, Nashville, Tennessee 37221.

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 it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind itself, its heirs and assigns, 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 person 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 hands this 28th day of June, 1995.

SOUTH HARPETH CONSTRUCTION CO., INC.,
a Tennessee corporation

By: _____
James R. Hudgins, President

By: _____
Joel C. Wilson, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. HUDGINS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of June, 1995.

_____
Notary Public

My Commission Expires: 11-25-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOEL C. WILSON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SECRETARY** of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of June, 1995.

_____
Notary Public

My Commission Expires: 11-25-98

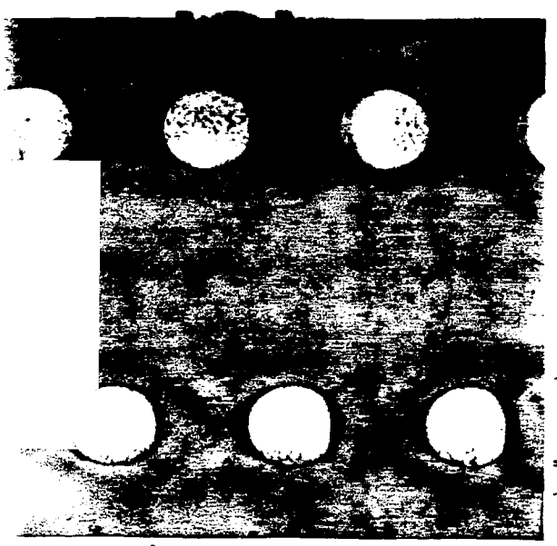
95 JUN 29 AM 10:35 REGISTER DAVIDSON COUNTY, TN.

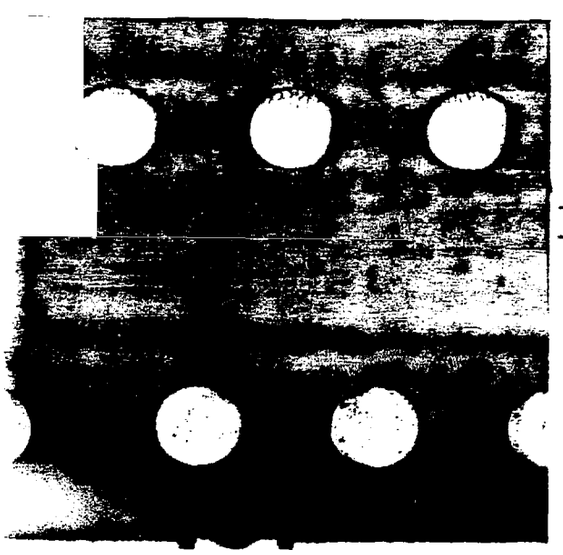
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- 2 -

95 0071629 REFERENCE

652 06/29 1101 03CHECK 630.23





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9716 PG 26

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	
	167900.00
CON TX	621.23
PRFEE	1.00
MDEED	8.00
TOTAL	630.23
CHECK	630.23

06/29/95 01 10:36 0001 6262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074626
IDENTIFICATION REFERENCE

95 JUN 29 AM 10:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 925437