SSB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9781 PG 72

ADDRESS NEW OWNER:
James E. Hughes
285 Elysian Fields
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 133-12
GROUP
PARCEL 119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Margaret E. Ashburn, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James E. Hughes and wife, Lyda G. Hughes, 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. 28 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Margaret E. Ashburn, by deed from Harold Reeves, Trustee, as of record in Book 6073, page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as 285 Elysian Fields, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Davidson County taxes and subsequential years thereafter.
2. Restrictive Covenants of record in Book 3770, page 214, said Register's Office.
3. Easement to Southern Bell Telephone and telegraph Company contained in instrument of record in Book 3795, page 656, said Register's Office.
4. All matters as shown on the plan of record in Book 3600, page 60, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Hughes and wife, Lyda G. Hughes, their heirs and assigns, forever; and I, Margaret E. Ashburn, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of August, 1995.

Margaret E. Ashburn

Margaret E. Ashburn

BOOK 9781PG 73

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Margaret E. Ashburn, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

James E. Houghton

AFFIANT

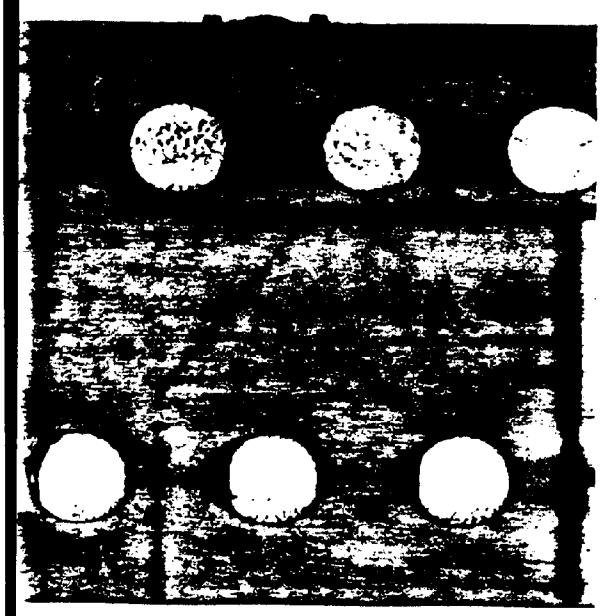
Subscribed and sworn to before me
this 25th day of August, 1995.

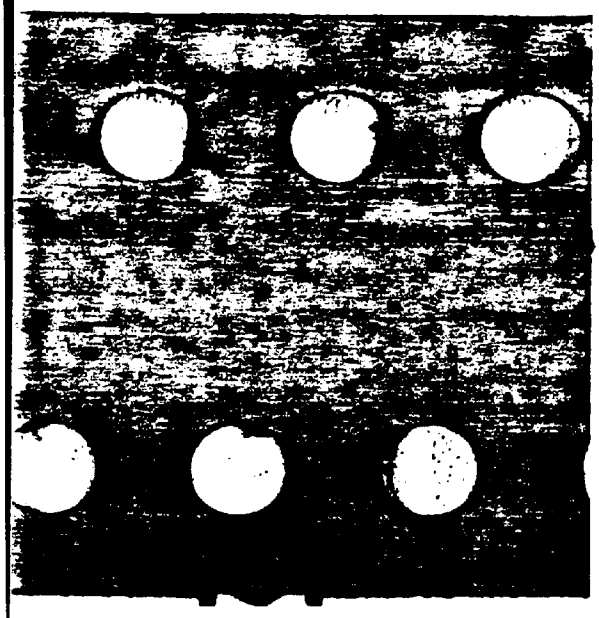
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

00095805
IDENTIFICATION REFERENCE

95 SEP -1 AM 9:14
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4298 09/01 0101 03CHECK 286.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9781 PG 74

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

09/01/95 01 09:14 0001 9298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095805
IDENTIF. # REFERENCE

95 SEP -1 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.948207