BOOK 9871 PG 536

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF November, 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John McLeroy (NAME)	SAME (NAME)	MAP 91-16
215 Woodland Drive (ADDRESS)	(ADDRESS)	PARCEL 224
Kingston Springs, TN 37082 (CITY) (STATE) (ZIP)	(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, William Owen Hughes, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John McLeroy and wife, Elke McLeroy

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. 105, part of Block No. 3 on the Plan of the Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office of Davidson County, Tennessee. Said Lot No. 105 fronts fifty (50) feet on the northerly side of Nevada Avenue, formerly 3rd Avenue and runs back between parallel lines one hundred and eighty (180) feet to an Alley, and being the same property - to W. C. MoncGrief & Company, Inc. by deed of record in Book 967, page 782, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to W. O. Hughes and wife, Mary L. Hughes by deed from W. C. Moncrief & Company, Inc. of record in Book 982, page 281, Register's Office for Davidson County, TN. Mary L. Hughes predeceased W. O. Hughes. W. O. Hughes remarried Lula Elizabeth Brimm Hughes. W. O. Hughes (AKA William Owen Hughes, Jr.) died in 1961 leaving a Last Will and Testament admitted to probate in the Probate Court of Davidson County, Tennessee, recorded in Will Book 74, page 83, with the order admitting the Will to Probate in Minute Book 167, page 79, Probate Court for Davidson County, Tennessee. The Will devised a Life Estate to Lula Elizabeth Brimm Hughes with reminder interest to William Owen Hughes, III. Lula Elizabeth Brimm Hughes has since died in October, 1995, thereby vesting fee simple interest in William Owen Hughes, III.

CONTINUED

This is unimproved ( ) improved (X) property, known as 4204 Nevada Avenue, Nashville, TN 37209
(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 my hand this 27th day of November 19 95

William Owen Hughes, III

Marie B. Hughes

LEGAL DESCRIPTION CONTINUATION

W. O. Hughes and William Owen Hughes, Jr. are one and the same person.

This conveyance is subject to any and all easements and restrictions of record.

Marie B. Hughes joins in signing this Warranty Deed to convey any and all marital rights she may have in subject property.

0126782
IDENTIFICATION REFERENCE
95 NOV 22 AM 10:17
DAVIDSON COUNTY, TN.
PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Owen Hughes, III and Marie B. Hughes

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 Nashville, Tennessee, this 27th day of November, 19 95.

Commission expires 7-26-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

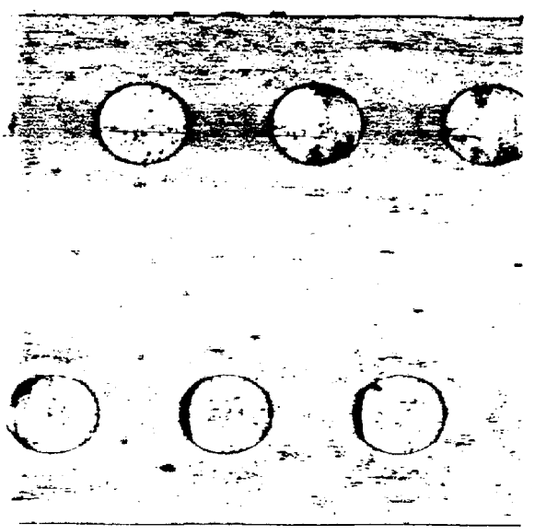
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

2567 11/29 01:01 03CHECK 225.75



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

RECEIVED OF _____

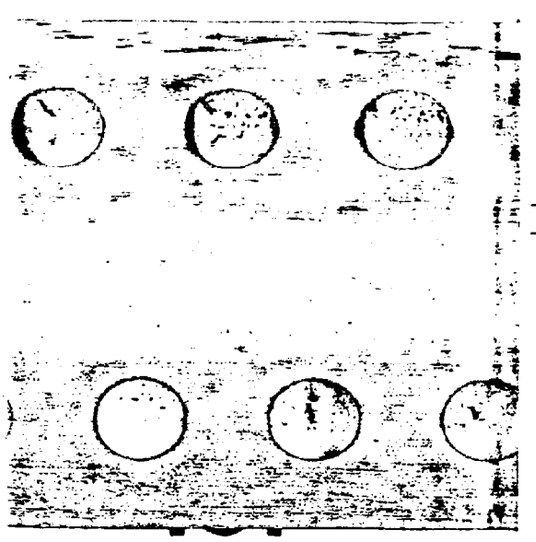
FOR _____

BOOK 9871 PG 539

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 57500.00	
			CON TX 212.75	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 225.75	
			CHECK 225.75	
11/29/95	01		10:16 0001 2567	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0126782

IDENTIFICATION

95 NOV 29 AM 10:17

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 981087