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

BOOK 9932 PG 763

ADDRESS NEW OWNER:
Nolando T. Hughes and Deidre A. Hughes
524 Spring Garden Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 150-11
GROUP
PARCEL 194

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, Diane D. Tamasovich, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Nolando T. Hughes and wife, Deidre A. 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. 313 on the Plan of Towne Village of the Country, Section 4-A, of record in Book 6250, page 20 and 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Diane D. Tamasovich, unmarried by deed from Jeffrey R. Martz and wife, Jill T. Martz, as of record in Book 7773, page 853, Register's Office for Davidson County, Tennessee.

This is improved property known as 524 Spring Garden Court, Antioch, TN 37013.

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 1996 Metropolitan Government Property taxes which are not yet due and payable and subsequent years thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 6304, page 985, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex handicap, familial status, or national origin.
3. Subject to all matters shown on the Plan of record in Book 6250, page 20, in 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 Nolando T. Hughes and wife, Deidre A. Hughes, their heirs and assigns, forever; and I, Diane D. Tamasovich, 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 26th day of January, 1996.

BOOK 9932 PG 764

Diane D. Tamasovich

Diane D. Tamasovich

2977 01/31 0101 03CHECK 354.95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Diane D. Tamasovich, 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 26th day of January, 1996.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 93,500.00.

Yolanda G. Hughes
AFFIANT

Subscribed and sworn to before me
this 26th day of January, 1996.

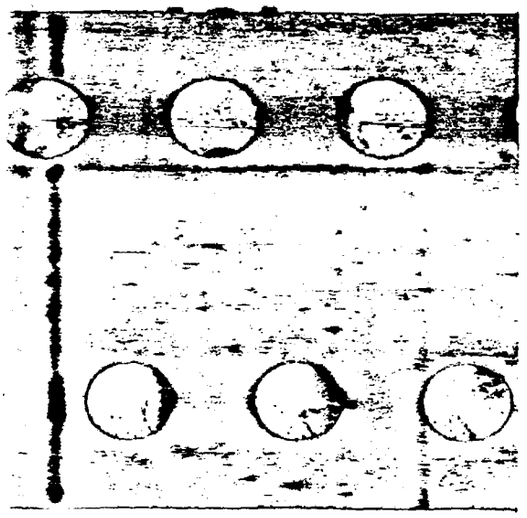
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

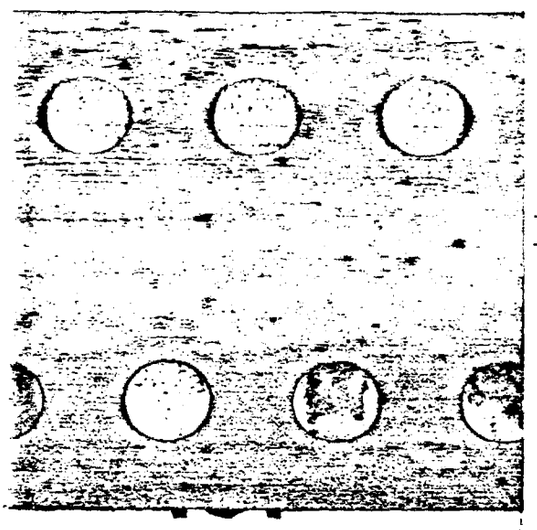
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

96 JAN 31 AM 10:56
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0145658
IDENTIF. & REFERENCE

50-B





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

RECEIVED OF _____

FOR _____

BOOK 9932 PG 765

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	93500.00
CON TX	345.95
PRFEE	1.00
WDEED	8.00
TOTAL	354.95
CHECK	354.95

01/31/96 01 10:38 0001 2977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145658
IDENTIF. ↑ REFERENCE

96 JAN 31 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001224