Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ittycheriah P. Ittycheriah 701 Sandburg Place Nashville, TN 37214	108-8-285 03D-91067	NationsBanc Mortgage Corporation, Inc. P. O. Box 353 Louisville, KY 40201-0353
This instrument prepared by: Boult, Cummings, Conners & Berry (BW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED BOOK 9958 PG 451

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Robert S. Hughes and wife, Lisa E. Hughes (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Ittycheriah P. Ittycheriah and wife, Binu Ittycheriah (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive covenants of record in Book 6612, page 610, said Register's Office.

3. The Plan of record in Book 6250, pages 167 and 168, said Register's Office.

4. An encroachment of the concrete driveway of the subject Property onto Lot No. 60 as evidenced in a survey of John B. Koh III dated May 10, 1988. The survey further discloses the fence of Lot No. 60 encroaching onto the subject Property.

This is improved property, known as 701 Sandburg Place, Nashville, Tennessee, 37214.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Ittycheriah P. Ittycheriah
Affiant

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

Notary Public
My Commission Expires: 11-20-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0334694.01
999999-008 02/20/96

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of February, 1996.

BOOK 9958PG452

Robert Steven Hughes

Lisa E. Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Evelyn D. Wright the undersigned, a Notary Public in and for said County and State, the within named Robert Steven Hughes and Lisa E. Hughes, the bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 11-20-96

96 FEB 27 AM 10:20
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 015392 7

1788 02/27 0101 03CHECK 383.00

0334694.01
999999-008 02/20/96

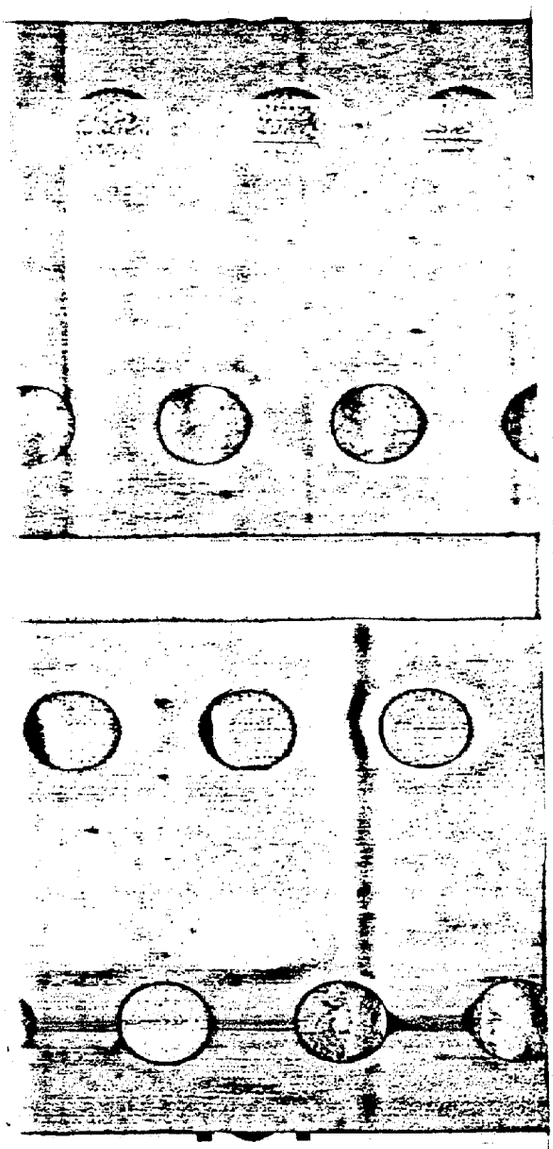
EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 59, on the Plan of Section Three, Reelfoot, of record in Book 6250, pages 167 and 168, Register's Office for Davidson County, Tennessee.

SAID Lot No. 59 fronts 56.64 feet on the southerly margin of Sandburg Place and extends back 89.50 feet on the northwesterly line and 234.78 feet on the easterly line to a broken line in the rear, measuring 317.52 feet thereon.

BEING the same property conveyed to Robert Steven Hughes and wife, Lisa E. Hughes, by deed from Marc L. Auger and wife, Patricia J. Auger, of record in Book 7563, page 756, Register's Office for Davidson County, Tennessee.

BOOK 9958PG453



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

RECEIVED OF _____

FOR _____

BOOK 9958 PG 454

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 12.00
TOTAL ~~383.00~~
CHECK ~~383.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/96 01 10:22 0001 1788

IDENTIF. & REFERENCE 0153927

96 FEB 27 AM 10:20

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

No. 1009938