WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,001.00

Paul L Schultz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 11/3/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul L. Schultz (NAME)	First Trust Mortgage (NAME)	MAP 165-14
1121 Bluewillow Court (ADDRESS)	6526 Quail Hollow (ADDRESS)	PARCEL 44
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (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, Christopher B. Hughes and wife, Teri H. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul L. Schultz, unmarried

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. 57, on the Plan of Peppertree Forest Subdivision, Section Three, of record in Book 7900, page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher B. Hughes and wife, Teri H. Hughes by deed from Scott A. Butler and wife, Belinda Butler by instrument of record in Book 8473, page 962, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 8294, page 159, Register's Office for Davidson County, TN.

Matters shown on the Plan of record in Plat Book 7900, page 249, said Register's Office.

Storm Water Detention Agreement of record in Book 8030, page 331, said

CONTINUED

unimproved ( )
This is improved (X) property, known as 1121 Bluewillow Court, Antioch, TN 37013
(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 our hand s this 27th day of March 19 96

Christopher B. Hughes

Teri H. Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher E. Hughes and wife, Teri H. Hughes

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 27th day of March, 19 96.

Commission expires 11/30/97

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

0166114

IDENTIFICATION REFERENCE

96 APR -1 PM 3:17

REGISTER
DAVIDSON COUNTY, TN.

309.01

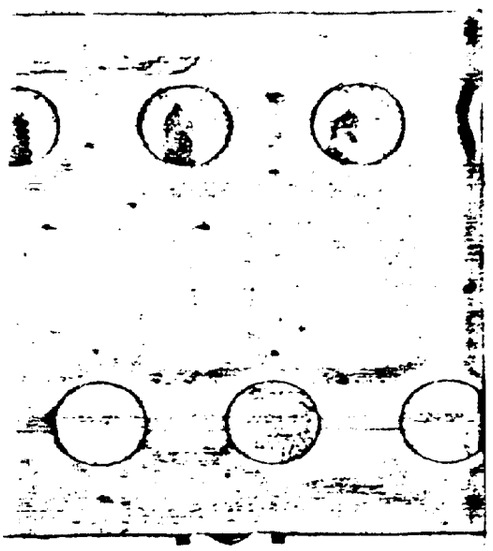
LEGAL DESCRIPTION CONTINUATION

Register's Office.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 8287, page 31, and Book 8287, page 54, said Register's Office.

Easement for Sign Rights granted to Jerry Butler, benefitting in part subject property, of record in Book 8085, page 448, said Register's Office.





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

RECEIVED OF _____

FOR _____

BK 9998 PG 446

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MT	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
			DMT 300.00	
			DON TX 2.06.01	
			PRFEE 1.00	
			AFEES 12.00	
			TOTAL 309.01	
			CHECK 309.01	
04-01-95	DL	09:21	0001 4862	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166114
IDENTIF. & REFERENCE

95 APR -1 PM 3:17
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022867