This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 10034 PG 828

ADDRESS NEW OWNER:
HOWARD L. HUGHES
1908 Boscobel Street
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FIRST BANK & TRUST
1691 North Mt. Juliet Road, P. O. Box 355
Mt. Juliet, Tennessee 37122-0355

MAP AND PARCEL:
MAP 83-14
PARCEL 341

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JIMMY D. LAWLESS and wife, LINDA M. LAWLESS, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto HOWARD L. HUGHES, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 391 in the Edgefield Land Company's Third Subdivision in the old Eighteenth Civil District of said County, a plan of which is of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 391 fronts 50 feet on the South side of Boscobel Street formerly known as Rothschild Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jimmy D. Lawless and wife, Linda M. Lawless by deed from Frank B. O'Barr and wife, Lillie E. O'Barr of record in Book 5753, Page 185, said Register's Office.

This is improved property known as 1908 Boscobel Street, Nashville, TN 37206.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been prorated and assumed by the Grantees.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of the Edgefield Land Company's Third Subdivision of record in Plat Book 57, Page 152, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said HOWARD L. HUGHES, his heirs and assigns, forever; and we, JIMMY D. LAWLESS and wife, LINDA M. LAWLESS, do further covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 30th day of April, 1996.

BOOK 10034 PG 829

JIMMY D. LAWLESS

LINDA M. LAWLESS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, JIMMY D. LAWLESS and wife, LINDA M. LAWLESS, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

0177229
IDENTIF. & REFERENCE

96 MAY -1 PM 2:44
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

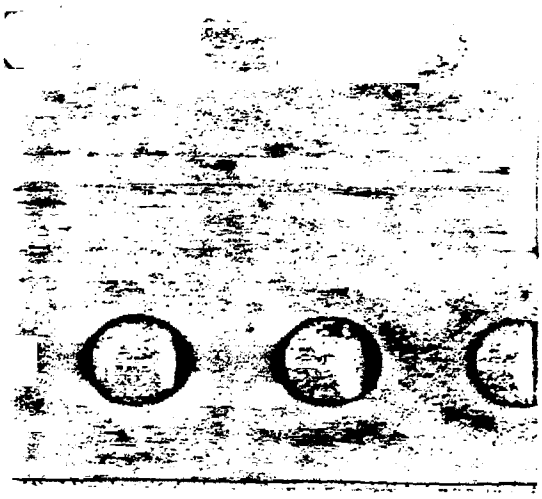
MAIL ENV.

REC 95/01 0101 03CHECK 323.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

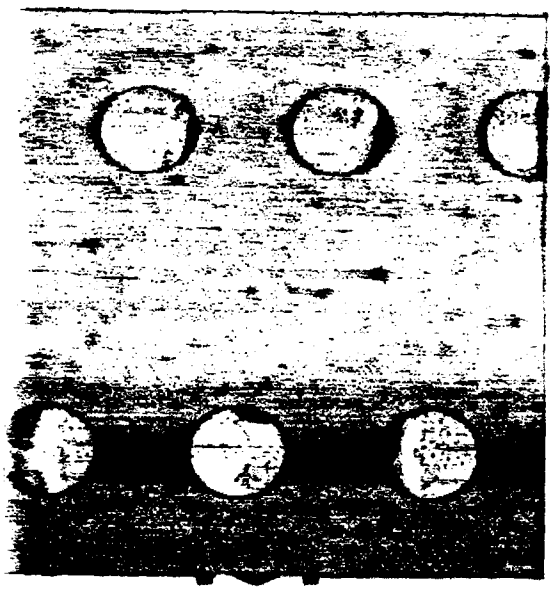
FOR _____

BOOK 10034 PG 830

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50
05/01/96 01 14:47 0001 6682



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177229
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 2:4[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034719