This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BK/WP 10071 PG 68

ADDRESS NEW OWNER:
Ricky Allen Hughes
2818 Jones Avenue
Nashville, Tennessee 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 60-16
PARCEL 125
12DZ-03040

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, I, Mary E. McWhirter, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ricky Allen Hughes, unmarried , 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. 20-G on the Plan of the Resubdivision of Lot No. 20, Joywood Heights, Section III, not of record, and described according to a survey made by Ralph W. C. Lambert, Surveyor, February 22, 1954, as follows:
>
> BEGINNING on the westerly margin of Jones Avenue at the northeast corner of Lot No. 21; thence with said Avenue northwardly 70.7 feet to the corner of Lots Nos. 20-F and 20-G; thence with the line between said two lots westwardly 275 feet to the easterly line of Lot No. 19; thence with said line southwardly 41 feet, more or less, to the northerly line of Lot No. 21; thence with the line between Lots Nos. 20 and 21, S85°E, 272.8 feet to the beginning.
>
> Being the same property conveyed to W. A. McWhirter and wife, Mary E. McWhirter, by deed from Jerry Wayne Traughber and Jane Traughber, heirs of Estate of Mary Jane Fuller of record in Book 8685, Page 194, and as re-recorded in Book 8689, Page 530, Register's Office for Davidson County, Tennessee. The said W. A. McWhirter having since died.
>
> This is the same description as in previou- deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 2818 Jones Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ricky Allen Hughes, unmarried, his heirs and assigns, forever; and I, Mary E. McWhirter, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 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 my hand this the 30th day of May, 1996.

Mary E. McWhirter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary E. McWhirter, a widow 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 30th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 3/22/97

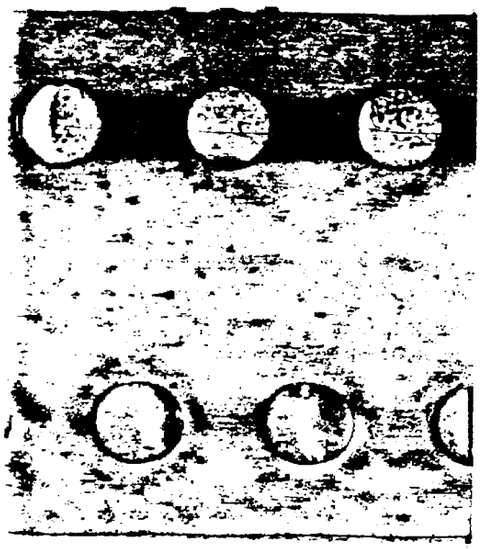
0188112

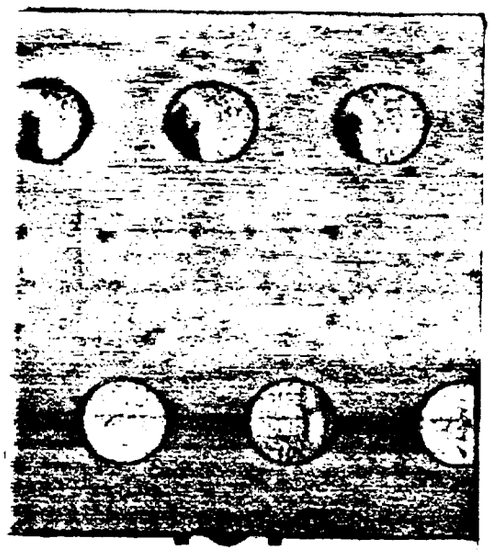
IDENTIFICATION REFERENCE

96 JUN -3 PM 2:23

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

3459 06/03 0101 03CHECK 175.50





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

RECEIVED OF _____

FOR _____

pgm 10071 PG 70

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				MREED 8.00
				TOTAL 175.50
				CHECK 175.50
			06/03/96 01	14:28 0001 8459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188112
IDENTIF. REFERENCE

96 JUN 3 PM 2:24
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

No. 1046347