BOOK 10106 PG 883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Floyd Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 1-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCN-CHM-96-300

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd R. Hughes (NAME)	Standard Federal Bank (NAME)	MAP 135-140A
644 Rocky Mountain Parkway (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	PARCEL 147
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	Troy, MI 48004 (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, Shirley Ann Watkins, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Floyd R. Hughes and wife, Patricia 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. 147 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, page 524, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Shirley Ann Watkins, an unmarried person by Deed from Benjamin W. Frye and wife, Kim S. Frye, of record in Deed Book 9215, Page 407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6405, page 169 and Deed Book 7032, page 730, Register's Office for said County.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Deed Book 7032, page 733, Register's Office for said County.

This conveyance is subject to Amendment to Restrictions of record in Deed Book 7067, page 739, Register's Office for said County.

This conveyance is subject to Notice of Completion of record in Deed Book 8108, page 365, Register's Office for said County.

This conveyance is subject to Deed of Conveyance to Metro for Sewer of record in Deed Book 9207, page 504, Deed Book 9207, page 529 and Deed Book 7097, page 158, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 644 Rocky Mountain Parkway, Nashville, Tennessee 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 my hand this 28th day of June 19 96

Shirley Ann Watkins
Shirley Ann Watkins

BOOK 10106 PG 884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Ann Watkins, an umarried 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 96.

Commission expires _____

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

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW

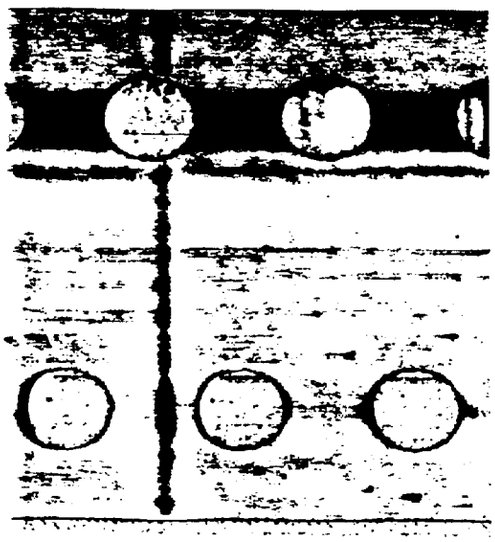
LEGAL DESCRIPTION CONTINUATION

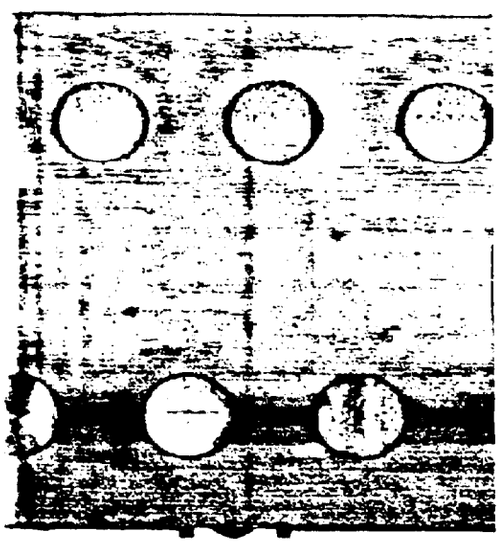
This Conveyance is subject to Certificate of Correction of Acknowledgement & Oath on Restrictions of record in Deed Book 7065, page 959, Register's Office for said County.

This conveyance is subject to Articles of Incorporation for Homeowners Association of record in Deed Book 7058, pages 234-239, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

0199125
REFERENCE
96 JUL -2 AM 8:57
REGISTER
DAVI...
3369 07/02 1101 SCLERK 556.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10106 PG 886

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
				147000.00
				CON TX 543.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 556.90
				CHECK 556.90
			07/02/96 01	09:00 0001 0360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199125

IDENTIFICATION REFERENCE

96 JUL -2 AM 8:5[illegible]

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1058096