60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10361 PG 50

ADDRESS NEW OWNER:
William H. Hughes
123 Rural Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust
3319 West End Avenue, Suite 110
Nashville, TN 37203-7744

MAP AND PARCEL:
MAP 103-2
GROUP
PARCEL 161

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, Cheryl W. Martin and husband, Gary D. Martin hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William H. 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:

Land in Davidson County, Tennessee, Being Lot No. 10 on the "REVISED" Plan of Richland Meadows, Section IV, of record in Book 2330, page 95, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Cheryl W. Martin and husband, Gary D. Martin by deed from William H. Maynard and wife, Darla Maynard of record in Book 8712, page 434, Register's Office for Davidson County, Tennessee.

This is improved property known as 123 Rural Avenue, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Hughes, unmarried, his heirs and assigns, forever; and we, Cheryl W. Martin and husband, Gary D. Martin do covenant with the said Grantee 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 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 25th day of February, 1997.

Cheryl W. Martin

Gary D. Martin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cheryl W. Martin and husband, Gary D. Martin the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of February, 1997.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 79,400.00.

AFFIANT

Subscribed and sworn to before me this 25th day of February, 1997.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

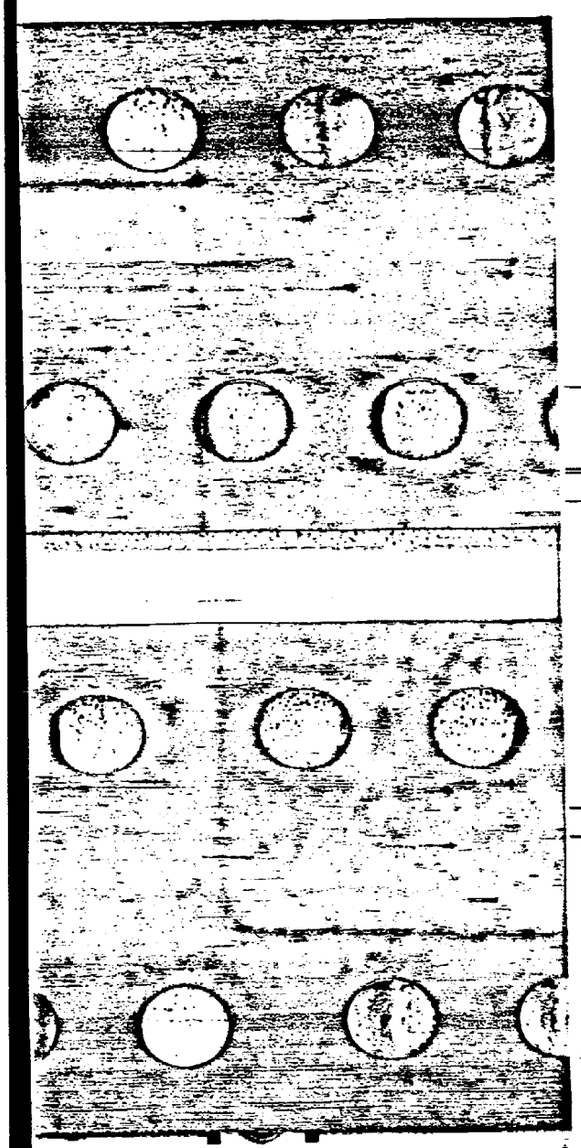
THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO.

0276666
IDENTIF. + REFERENCE

97 FEB 26 PM 2:55

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

0282 02/26 0101 03CHECK 302.78



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

RECEIVED OF _____

FOR _____

BOOK 10361 PG 52

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 79400.00
CON TX 293.78
PRFEE 1.00
WDEED 8.00
TOTAL 302.78
CHECK 302.78

02/26/97 01 14:56 0001 0282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276666
IDENTIFICATION REFERENCE

97 FEB 26 PM 2:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1120703