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

*File Box 24*

BOOK 10720 PG 277

ADDRESS NEW OWNER:
Michael D. Hughey and Tina Hughey
549 Brook View Estates
Antioch, TN 37013

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 71-15
PARCEL 337
20W-15380

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James T. Groves and wife, Willie S. Groves hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael D. Hughey and wife, Tina Hughey, as tenants by the entirety, 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:

> BEING Lot No. 74, on the Plan of The Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to William L. Washington and wife, Constance V. Washington and James T. Groves and wife, Willie S. Groves, by deed from William G. Jacob, Jr. and wife, Joann H. Jacob, of record in Book 7308, Page 332, said Register's Office. Subsequently William L. Washington and wife, Constance V. Washington conveyed their one-half undivided interest to James T. Groves and wife, Willie S. Groves by deed of record in Book 9332, Page 576, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1219 North 2nd Street, 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 Michael D. Hughey and wife, Tina Hughey, their heirs and assigns, forever; and we, James T. Groves and wife, Willie S. Groves 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 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 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 8th day of December, 1997. BOOK 10720 PG 278

James T. Groves

Willie S. Groves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James T. Groves and wife, Willie S. Groves 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 Nashville, Tennessee, this the 8th day of December, 1997.

NOTARY PUBLIC

My Commission Expires:

BARBARA WHITTLE
Notary Public, Davidson Co., TN
My Comm. Expires Sept. 25, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 8,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of December, 1997.

NOTARY PUBLIC
My Commission Expires:

97 DEC 15 AM 9:48
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03799874

0890 12/15 0101 03CHECK

38-60

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10720 PG 279

| | | |
|---|---|---|
| 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 | 8000.00 |
| CON TX | 29.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 38.60 |
| CHECK | 38.60 |

12/15/97 01 09:50 0001 0890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03798874

IDENTIFICATION

97 DEC 15 AM 9:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1231653