BOOK 11053 PAGE 151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 26, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Scannella	Countrywide Home Loans, Inc.	MAP 104-14-D
(NAME)	(NAME)	
2708 Linmar Avenue	155 North Lake Avenue	PARCEL 1 CC
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Pasadena, CA 91109	
(CITY) (STATE) (ZIP)	(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, Cynthia F. Hughes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meredith Scannella, unmarried

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 Unit No. 1 together with the appurtenant interest in the common elements of Linmar Place II, a horizontal property regime established by Master Deed of record in Book 7599, page 347, Register's Office for Davidosn County, Tennessee, said unit being depicted on the Condominium Site Plan attached to the aforementioned Master Deed as Exhibit "C".

Being the same property conveyed to Cynthia F. Hughes, unmarried, by deed from S. J. Investments, Inc., of record in Book 7674, page 924, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3873, page 96, said Register's Office; (c) Master Deed and Bylaws of record in Book 7599, page 347, said Register's Office; and (d) easements of record in Book 4740, page 21, Book 4843, page 306 and Book 4844, page 611, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2708 Linmar Avenue, Nashville, Tennessee 37215
(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 31st day of July 19 98

Cynthia F. Hughes by Michael Hughes - Attorney in Fact

Cynthia F. Hughes, by Michael D. Hughes,
Attorney in Fact

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 Cynthia F. Hughes, unmarried

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 31st day of July, 19 98.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 1998, before me personally appeared Michael D. Hughes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cynthia F. Hughes and acknowledged that he executed the same as the free act and deed of Cynthia F. Hughes.

Witness my hand and seal this 31st day of July, 1998.

Notary Public

My Exp. 2/21/99

0471238
98 AUG -5 PM 1:01
MAIL ENV.
2868 08/05 0101 03CHECK 426.88

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

RECEIVED OF _____

FOR _____

BOOK 11053 PAGE 153

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 112400.00	
			CON TX 415.88	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 426.88	
			CHECK 426.88	
08/05/98	01	13:02 0001 2898		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0471238
IDENTIFICATION REFERENCE
98 AUG -5 PM 1:01
REGISTER
DAVIDSON COUNTY, TN.

No. 1328490