BOOK 11089 PAGE 388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 154,500.00
Janice Hughes
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF August 19 98
William S. Cuman
Notary Public
MY COMMISSION EXPIRES: 12.23.2001
NOTARY PUBLIC AT LARGE (AFFIX SEAL)
WILLIAM S. CUMAN
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brenwtood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance Hughes	SAME	MAP 163-01
(NAME)	(NAME)	
4133 Highlander Court		PARCEL 032
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		FB #02DX-09956
(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, WELLESLEY BUILDERS, LLC, A TENNESSEE LIMITED LIABILTY CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lance Hughes and wife, Janice 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. 33 on the Plan of Hickory Highland Place, Phase I, of record in Book 9700, Page 189, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Wellesley Builder, LLC, a Tennessee Limited Liability Company, by Deed from Hickory Highlands, L.L.C., of record in Book 10322, Page 663, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 10421, Page 239, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 4133 Highlander Court, Antioch, TN 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 27th day of August 1998

WELLESLEY BUILDERS, LLC, A TENNESSEE LIMITED LIABILTY CO.
By:
John W. Hays, Chief Manager

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

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 Williamson)

Before me, he undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOHN W. HAYS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager of WELLESLEY BUILDERS, LLC., the within named bargainor, a Tennessee limited liabilty company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

WITNESS my hand and official seal at office at Franklin, Tennessee, this 27th day of August, 1998.

_____
Notary Public

My Commission Expires: 10/22/01

MAIL ENV.

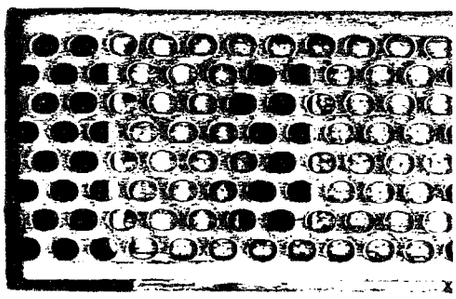
98 AUG 31 PM 3:00

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

4181 08/31 0101 03CHECK 582.00

0481680

ISSUING A REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 11089 PAGE 390

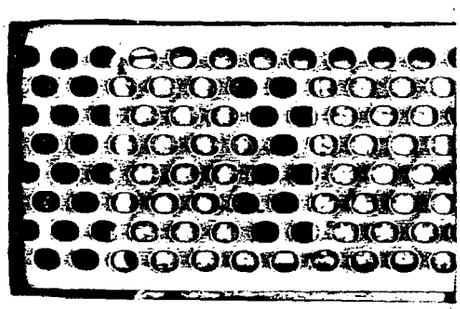
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 154500.00
CON TX 571.65
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 582.65
CHECK 582.65

08/31/98 01 15:01 0001 4181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0481680
IDENTIF. # REFERENCE

98 AUG 31 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339639