THIS INSTRUMENT PREPARED BY:

Lincoln Title & Escrow
5214 Maryland Way, Suite 305
Brentwood, Tennessee 37027

mail

119-01
32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Regina Ann Redman, unmarried, and Joseph Eugene Hughes et ux, Kathy Hughes hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathy Hughes, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 17 and the Northerly 20 feet of Lot No. 21 on the map of the Subdivision of the G. P. Rose property, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 53 feet on the Southerly side of Glenrose Avenue, and together with the Northerly part of Lot No. 21 runs back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to Franklin Eugene Hughes and wife, Bonnie Lou Hughes, by deed of record at Book 4966, page 185, Register's Office for Davidson County, Tennessee. Said property was devised to Joseph Eugene Hughes and Regina Ann Redman by Will of Franklin Eugene Hughes of record at Book ~~9638, page 516, said Register~~'s Office, with the said Bonnie Lou Hughes having predeceased Franklin Eugene Hughes. Therefore, Joseph Eugene Hughes and Regina Ann Redman own the property by operation of law.

BK 221 PAGE 767 Davidson Co. Probate Clerk's RR JH CH

Will RR JH CH

Note: This legal description is contingent upon proof of death of Bonnie Lou Hughes prior to the death of Franklin Eugene Hughes.

This is improved property, known as 357 Glenrose Avenue, Nashville, Tennessee 37210.

0780 07/09 0101 03CHECK 85.00

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, her heirs and assigns forever; and we 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 10 day of June, 1999.

Regina Ann Redman
REGINA ANN REDMAN

JH Eugene
Joseph Eugene Hughes
JOSEPH EUGENE HUGHES

Kathy Hughes
KATHY HUGHES
CH SH
RR

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina Ann Redman, Joseph Eugene Hughes and Kathy Hughes, 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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of June, 1999.

Edward C Eng Jr
NOTARY PUBLIC
My Commission Expires: 12/23/01

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 20,000.00.

Kathy Hughes
AFFIANT

Sworn to and subscribed before me this 10 day of June, 1999.

Edward C Eng Jr
NOTARY PUBLIC
My Commission Expires: 12/23/01

EDWARD A. ENG JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW PROPERTY OWNER AS:

KATHY HUGHES
357 Glenrose Ave
Nashville TN 37210

SEND TAX BILLS TO:

SAME

99 JUL -9 PM 3:05
FILED & RECORDED IN REGISTER
WILLIAMSON COUNTY, TN.

IDENTIF. & REFERENCE
061090

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11567 PAGE 399

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

99 JUL -9 PM 3:05

REGISTER
DAVIDSON CO. TN.

06101106

IDENTIF. & REFERENCE

DAMT	20000.00
CON TX	74.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	85.00
CHECK	85.00

07/09/99 01 15:07 0001 0780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1489134