THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16690
File Box 9-B

FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 1999.

Notary Public

My Commission Expires:

My Commission Expires Sept. 20, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ALEXANDER HUGHES	SOUTHTRUST MORTGAGE CORP.	MAP 104-05
3508 Richland Avenue	100 Brookwood Place, Ste.300	PARCEL 400.0
Nashville, Tennessee 37205	Birmingham, Alabama 35209	FB# 26W02065

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELLEN HOBBS LYLE AND HUSBAND, WALTER C. KURTZ

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ALEXANDER HUGHES, UNMARRIED AND JANE LINDELL HUGHES, MARRIED

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3508 Richland Ave., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 1999.

ELLEN HOBBS LYLE

WALTER C. KURTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ELLEN HOBBS LYLE AND HUSBAND, WALTER C. KURTZ

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

WARDEED

99 AUG -2 PM 12:57
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

0229 08/02 0101 03CHECK 1102.50

IDENTIFICATION REFERENCE 061 8828

Land in Davidson County, Tennessee, being Lot No. 97 Block "4" on the Plan of Richland Realty Co., Division "A", as of record in Plat Book 161, page 151, Register's Office for said County, dividing the same into blocks, but not showing the subdivision of blocks into small lots, according to a printed copy of the unregistered plan subdivision the said block into small lots, described as follows:

Said Lot No. 97 fronts 52 feet on the northerly side of Richland Avenue, and runs back 146 feet on the east line and 138 feet on the west line, more or less, to an alley.

Being the same property conveyed to Ellen Hobbs Lyle and husband, Walter C. Kurtz by quitclaim deed from George E. Mudter, Jr., Trustee of record in Book 10987, page 682, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Book 161, page 151, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11599 PAGE 275

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

0618828
IDENTIF. ↑ REFERENCE

99 AUG -2 PM 12:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
295000.00
CON TX 1091.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1102.50
CHECK 1102.50

08/02/99 01 13:02 0001 0229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498455