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99 OCT 28 AM 8:04

REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: () Title No: 41286
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anne A. Vincent 6727 Pennywell Drive Nashville, TN 37205	Mortgage South Corporation 104 Woodmont Blvd., Suite 402 Nashville, TN 37205

TAX MAP-PARCEL NUMBERS: 115-10-091

4732 10/20 0101 03CHECK 665.53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 176900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald E. Hughes, and spouse, Caroline R. Hughes Trustees U/A/D January 7, 1997 of the Hughes Joint Revocable Living Trust Agreement,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anne A. Vincent,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 177 on the Plan of West Meade Estates, Section 8 of record in Plat Book 3700, Page 31, Register's Office for said County.

SAID Lot No. 177 fronts 110 feet on the easterly margin of Pennywell Drive and extends back 345.50 feet on the northerly line and 565.14 feet on the southerly line to a broken line in the rear, measuring 283.06 feet thereon.

BEING the same property conveyed to Donald E. Hughes and wife, Caroline R. Hughes by deed from Metropolitan Land Corporation, a Tennessee Corporation of record in Book 4230, Page 934, Register's Office for said County. By Quitclaim Deed of record in Book 10333, Page 185, said Register's Office, the said Donald E. Hughes and wife, Caroline R. Hughes conveyed subject property to Donald E. Hughes and wife Caroline R. Hughes, Trustees under Agreement dated January 7, 1997 of the Hughes Joint Revocable Living Trust Agreement.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Page 31, said Register's Office, which Plan shows a 200 foot minimum building setback line from Pennywell Drive and 10 foot easement for public utility and drainage along the broken rear line(s) and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot; Restrictive covenants of record in Book 3934, Page 115 and Book 4503, Page 111, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and / or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4843, Page 883, said Register's Office.

This is improved property, known as: 6727 Pennywell Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of October, 1999.

Donald E. Hughes, Trustee
Donald E. Hughes, Trustee

Caroline R. Hughes, Trustee
Caroline R. Hughes, Trustee

State of Tennessee
County of Davidson

On this 26th day of October, 1999, before me the undersigned authority, personally appeared **Donald E. Hughes, Trustee** and **Caroline R. Hughes, Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 176900.00

Anne A. Vincent
Affiant

Sworn and subscribed before me on the 26th day of October, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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DEED REFERENCE

99 OCT 28 AM 8:04

REGISTER
DAVIDSON COUNTY, TN.

CAMT	176900.00
CON TX	654.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	665.53
CHECK	665.53

10/28/99 01 08:08 0001 4732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532499