PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., Ste. 203
Brentwood, TN 37027

mail

BOOK 11736 PAGE 203

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of October, 1999 between Lathel Hughes and wife, Helen Hughes, GRANTORS, and Kevin M. Cheatham and wife, Dena C. Cheatham, GRANTEES;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Per description attached hereto amd made a part hereof by reference.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Lathel Hughes
LATHEL HUGHES
Signature of Seller

Helen Hughes
HELEN HUGHES
Signature of Seller

06554465
RECEIVED FOR REFERENCE
99 NOV -8 PM 3:23
REGISTER
DAVIDSON CNTY. TN.
377.60
STATE 11/08 0101 03CHECK
$230

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LATHEL HUGHES and HELEN HUGHES, husband and wife** , the within named 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, at office, this **29th** day of **October, 1999.**

Notary Public

My Commission Expires: 3/29/03

Name and Address of Property Owner:

KEVIN M. CHEATHAM and DENA C. CHEATHAM
3817 Lunn Drive
Nashville, Tennessee 37218

Property Address:

3817 Lunn Drive
Nashville, Tennessee 37218

Person Responsible for Taxes:

GMAC Mortgage Corporation
6 Cadillac Drive, Suite 150
Brentwood, TN 37027

Parcel #: 58-11-25

My Commission Expires March 29, 2003

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$98,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **October, 1999.**

Notary Public

My Commission Expires: 9/28/2002

My Commission Expires September 28, 2002

RETURN TO:

Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd. S-203
Brentwood, TN 37027

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot 18 on the Plan of Royal Hills Subdivision, Section 1, of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee.

SAID Lot 18 fronts 85 feet on the westerly side of Lunn Drive and extends back 223.37 feet on the northerly line and 253.59 feet on the southerly line to a dead line in the rear measuring 115.32 thereon.

BEING the same property conveyed to Lathel Hughes and wife, Helen Hughes, by deed from James Hale and Doyle Kinslow, a partnership, d/b/a Hale & Kinslow, of record in Book 4986, page 287, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Restrictive Covenants of record in Book 4813, page 77, and Book 4895, page 102, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the year 1999 which have been prorated and assumed by the Grantees herein.

The above legal description is identical to the one in the previous deed of record.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0655465

REFERENCE

99 NOV -8 PM 3:23

CAMT	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	377.60
CHECK	377.60

11/08/99 01 15:24 0001 9230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536955