Instr:200005040045249 Page: 1 OF 2
REC'D FOR REC 05/04/2000 3:27:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $299.70

40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
3rd DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor M. Miranda (NAME)	Homebuyers Financial Services (NAME)	MAP 107-9
909 Rexdale Drive (ADDRESS)	P.O. Box 199077 (ADDRESS)	PARCEL 89
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (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, Sidney A. Hughes, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor M. Miranda and wife, Maria de la Luz Umanzor

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. 79 on the Plan of Patricia Heights, Section One, as of record in Plat Book 2331, pages 130 and 131, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 79 fronts 70 feet on the westerly side of Rexdale Drive and runs back between lines measuring 164.4 feet on the northerly line and 165.1 feet on the southerly line to a line in the rear measuring 70.1 feet thereon.

Being the same property conveyed to Sidney A. Hughes and wife, Brenda W. Hughes, by deed from Glen T. Stewart, Trustee, of record in Book 6361, page 662, said Register's Office. The said Brenda W. Hughes has since died.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Kristy L. Hughes joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Sidney A. Hughes.

Kristy L. Hughes and Kristy Lynn Hughes are one and the same person.

unimproved ( )
This is improved (X) property, known as 909 Rexdale Drive, Nashville, TN 37217
(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 3rd day of May, 2000

Sidney A. Hughes

Kristy L. Hughes

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 Sidney A. Hughes, a married man, and Kristy L. Hughes, his wife

the bargainor _____, 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 _____, Tennessee, this 3rd day of May, 2000

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public