STATE OF TENNESSEE
COUNTY OF DAVIDSON
47
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200006220062307 Page: 1 OF 2
REC'D FOR REC 06/22/2000 2:02:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.50

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Hamilton (NAME)	Tucker Federal Bank D/B/A Prime (NAME)	MAP 25-7
305 Rosehill Drive (ADDRESS)	P.O. Box 211788 (ADDRESS)	PARCEL 16
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (CITY) (STATE) (ZIP)	GO17051

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, Harry Clyde Hughes and Mary Lou Hughes, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Hamilton, unmarried

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. 83 on the Plan of Ranchwood Estates, Section III, as of record in Book 3300, Page 59, Register's Office for said County described as follows:

SAID lot fronts 166.45 feet on the north side of Rosehill Drive and runs back 231.07 feet on the west line and 245 feet on the east line to a dead line in the rear on which it measures 195.82 feet.

Being the same property conveyed to Harry Clyde Hughes and wife, Mary Lou Hughes by deed from James M. Fischer and Patterson Roney, a Partnership d/b/a Fischer and Roney Construction Company, of record in Book 3459, Page 589, Register's Office for said County.

The said Harry Clyde Hughes and Mary Lou Hughes having since divorced per Divorce Decree Docket No. 86D1457 of record in Davidson County, Tennessee.

Scott Hughes executes this instrument as Attorney In Fact for Harry Clyde Hughes pursuant to Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 305 Rosehill Drive, Goodlettsville, TN 37072
(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 our hand S this 20th day of June, 2000

X Harry Clyde Hughes
Harry Clyde Hughes

By: X Scott Hughes POA
Scott Hughes, Attorney-in-fact

X Mary Lou Hughes
Mary Lou Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY LOU HUGHES the bargainor____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of June, 2000.

My Commission Expires: 10-25-03

Bertie J. Whitaker
Notary Public

BERTIE J. WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared SCOTT HUGHES to me known to be the person who executed the foregoing instrument in behalf of HARRY CLYDE HUGHES, and acknowledged that he executed the same as the free act and deed of the said HARRY CLYDE HUGHES.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of June, 2000.

My Commission Expires: 10-25-03

Bertie J. Whitaker
Notary Public

BERTIE J. WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public

My Commission Expires: _____