Box 44

Instr:200008020076453 Page: 1 OF 2
REC'D FOR REC 08/02/2000 12:06:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $684.50

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $185,000.00. **Affiant** Subscribed and sworn to before me, this 31st day of July, 2000. Notary Public My Commission Expires: 10/25/2001

Address New Owner As Follows: William F. Hughes, III 2710 Oakland Avenue Nashville, TN 37212	Send Tax Bills To: SunTrust Mortgage, Inc. P. O. Box 57028 Irvine, CA 92619	Map-Parcel Number: Map 117-04-0-171 Field Book 24W 01390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS J. SNELL**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM F. HUGHES, III**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 and the north 10 feet of Lot No. 36 on the Map of Belmont Terrace, of record in Book 421, page 101 Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 60 feet on the easterly side of Oakland Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Thomas J. Snell, unmarried, by deed from Joe Alan Elmore and wife, Afsoon Elmore, of record in Book 9442, page 301, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 2710 Oakland Avenue, Nashville, TN 37212.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of July, 2000.

Thomas J. Snell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS J. SNELL, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2000.

Notary Public

My Commission Expires: 10/25/2003