WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Monica A. Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: Exp. 05/27/2004
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Monica A. Holmes (NAME)	Bank of America, N.A. (NAME)	MAP 145-03
4813 Granny White Pike (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 9
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Tucker, Georgia 30084 (CITY) (STATE) (ZIP)	145-03 9

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, James D. Hughes and wife, Elizabeth Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monica A. Holmes

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. 15 on the Plan of Harpeth Acres, Section I, of record in Book 1424, page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James D. Hughes and wife, Elizabeth Hughes by deed from M. L. Mayo and wife, Dorothy Page Mayo, of record in Book 3992, page 440, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 1424, page 140, said Register's Office; and (c) restrictive covenants of record in Book 1812, page 478, said Register's Office.

Davidson County DEEDWARR
Recvd: 10/30/00 10:25 2pgs
Fees:11.00 Taxes:851.00

20001030-0107233

unimproved ( )
This is improved (X) property, known as 4813 Granny White Pike, Nashville, Tennessee 37220
(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 27th day of October, 2000

James D Hughes by Elizabeth S. Hughes
James D. Hughes by Elizabeth S. Hughes, Attorney in Fact

Elizabeth 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 Elizabeth 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 Nashville, Tennessee, this 27th day of October 2000.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY Exp 05/27/2001 DAVIDSON COUNTY TENNESSEE PUBLIC AT LARGE

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, _____ a Notary Public within and for the State and County 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, and corporation, and that _____ as such _____ and _____ 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 _____, and attesting the same by the said _____ as such _____.~~

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

~~My commission expires _____~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of October, 2000, before me personally appeared Elizabeth S. Hughes, to me known to be the person who executed the foregoing instrument on behalf of James D. Hughes and acknowledged that she executed the same as the free act and deed of James D. Hughes.

Witness my hand and seal this 27 day of October, 2000.

JOHN GREGORY HARDEMAN NOTARY Exp.05/27/2001 DAVIDSON COUNTY TENNESSEE PUBLIC AT LARGE

Notary Public