Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/05/02 07:52 1pgs
Fees:13.00 Taxes:795.50

20020405-0041487

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

X
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2002.

(Affix Seal) Notary Public

My Commission Expires: July 16 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Preparer's File #-02C0293

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Vann H. Hughes	ABN AMRO Mortgage Group, Inc.	103-12-259
3901 Valley Road	2600 W. Big Beaver Road	
Nashville, TN 37205	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WALTER E. HUGHES AND WIFE, MARY JO HUGHES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto VANN H. HUGHES, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 9 of Block "E" on the Map of Cherokee Park, as of record in Book 547, page 169, and 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 105.29 ft. on the southerly side of Valley Road and runs back 156.56 ft. on the westerly line and 167.6 ft. on the easterly line, along the westerly margin of Wilson Avenue, to a dead line in the rear, measuring 37.8 ft. thereon, including but Excluding a small triangle taken from the northeast corner of said lot for a curve at the intersection of Valley Road and Wilson Avenue, having a radius of 20 ft.

Being the same property conveyed to Walter E. Hughes and wife, Mary Jo Hughes by deed from Alene Schram of record in Instrument No. 20010628-0068736, filed on 06-28-01, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **3901 Valley Road, Nashville, Tennessee 37205**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **29th** day of **March, 2002**:

Walter E. Hughes

Walter E. Hughes

Mary Jo Hughes

Mary Jo 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 WALTER E. HUGHES AND MARY JO HUGHES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 29th day of March, 2002.

Notary Public

My Commission Expires: July 16 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN