Return To:
B-2997

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020235

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Theresa A. Smith Revocable Living Trust by Karen E. Barron** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto Walter Lee Hughes* (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" *and Nancy Carolyn Hughes, husband and wife

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 10 day of Sept., 2002.

X The Theresa A. Smith Revocable Living Trust
The Theresa A. Smith Revocable Living Trust by Karen E. Barron

by Karen E. Barron

Davidson County DEEDWARR
Recvd: 09/20/02 08:08 3pgs
Fees:18.00 Taxes:177.60
20020920-0114594

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Karen E. Barron** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 10th day of September, 2002

Holly Leigh Grant
Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

STATE OF TENNESSEE
COUNTY OF

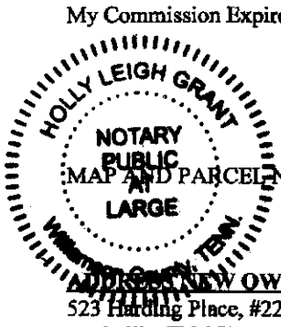
The actual consideration or value, whichever is greater, for this transfer is $48,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of September, 2002.

Notary Public

My Commission Expires: 5-22-04



MAP AND PARCEL NUMBERS: 147-02-0-A- 022.00CO

ADDRESS NEW OWNER:
523 Harding Place, #22
Nashville, TN 37211

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 22, Building No. C in the Coach House, (a Condominium), created under Chapter 27, Title 64 of the Tennessee Code Annotated and as established by a Master Deed of record in Book 4809, page 829, and amended in book 4813, page 964, Register's Office for Davidson County, Tennessee, and as shown on the plat of The Coach House, of record in Book 4675, page 107, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to The Theresa A. Smith Revocable Living Trust by Quitclaim Deed from Theresa A. Smith, dated 11-8-00 and recorded 11-10-00, in Instrument #20001110-0112111, Register's Office for Davidson County, Tennessee. Also acquired by Deed dated 7-10-89 and recorded 7-11-89, in Book 7886, page 224, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.