THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000383

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by DAVID W. HUGHENS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, THE WILSON GROUP, has bargained and sold, and by these presents do transfer and convey unto the said DAVID W. HUGHENS and wife, DANA M. HUGHENS, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Leek Subdivision of the Arthur Tract, as of record in Book 547, Page 54, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 50 feet on the westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to The Wilson Group by deed from Arthur L. Sawyers and wife, Helyne Sawyers of record in Instrument No. 20030131-0013208, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DAVID W. HUGHENS and wife, DANA M. HUGHENS, their heirs and assigns, forever. And it does covenant with the said DAVID W. HUGHENS and wife, DANA M. HUGHENS, that it is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said DAVID W. HUGHENS and wife, DANA M. HUGHENS, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 12th day of February, 2003.

THE WILSON GROUP

BY: _____

Davidson County DEEDWARR
Recvd: 02/14/03 08:36 2pgs
Fees:13.00 Taxes:92.50
20030214-0020122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **HAL WILSON FOR THE WILSON GROUP,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument on behalf of THE WILSON GROUP for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 12th day of February, 2003.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 12th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY

MAP 82-08
PARCEL 221.00

ADDRESS OF NEW OWNERS:
DAVID W. HUGHENS and wife,
DANA M. HUGHENS
714 Setliff Place
Nashville, TN 37206

SEND TAX BILLS TO:

SAME