Davidson County DEEDWARR
Recvd: 04/09/03 15:21 3pgs
Fees:18.00 Taxes:205.72
20030409-0047509

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Dana M. Hughens and David W. Hughens	Synovus Mortgage Corp.	Map 083-10-0
714 Setliff Place	401 Church Street	Parcel 29
Nashville, TN 37206	Nashville, TN 37219	11401 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Marjorie Faulkner, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dana M. Hughens and husband, David W. Hughens** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 242 and the southerly 25 feet of Lot No. 243, on the Map of McEwen Place, as of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 242 and the southerly part of Lot No. 243 front together 45 feet on the westerly side of Rudolph Street and run back between parallel lines 135.5 feet to a dead line. The southerly line of Lot No. 242 running back with the northerly margin of an alley.

Being the same property conveyed to Marjorie Faulkner by Quitclaim Deed from U. Calvin Faulkner of record in Instrument Number 20020925-0116805, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 412 Rudolph Avenue, Nashville, Tennessee 37206.

This description is the same as was used in the last deed of record.

This instrument is being executed on behalf of Marjorie Faulkner pursuant to a Power of Attorney executed by her and being filed for record simultaneously herewith.

Marjorie Faulkner, Marjorie Falkner and Marjorie Jean Faulkner are one and the same person.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $55,600.00.

Affiant

Subscribed and sworn to before me this 7th day of April, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of April, 2003.

Marjorie Faulkner
by: Lecha Faulkner, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of April, 2003, before me personally appeared Lecha Faulkner, to me known to be the person who executed the foregoing instrument on behalf of Marjorie Faulkner and who acknowledged that she executed the same as the free act and deed of the said Marjorie Faulkner.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 2003.

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES FEB 21, 2005

Notary Public

My Commission Expires:

