FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42512

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/03 10:44 2pgs
Fees:13.00 Taxes:203.50
20031013-0151321

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2003

Notary Public

MY COMMISSION EXPIRES: 5/25/06

NOTARY PUBLIC LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail A. Hughes	S A M E	92-6-301
604 Brantley Court		
Antioch, TN 37013		

FOR AND IN 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, I/WE,

Sara S. Robin, a Widow

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

Gail A. Hughes

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:

Being part of a lot marked "W. T. Selley" on the Map of W. T. Selley's Lands, as of record in Book 1130, page 46, Register's Office for Davidson County, Tennessee, and described according to a survey made by Watkins and Murray, Surveyors, dated September 15, 1948, as follows:

Said part of said lot fronts 50 feet on the southerly side of Batavia Street, formerly Zollicoffer Street, and runs back between parallel lines 174 feet east of and parallel to 31st Avenue, North, 150 feet to a 10-foot alley.

Being the same property conveyed to William H. Robin and wife, Sara S. Robin by deed from Charlotte Gentry Buchanan, of record in Book 3136, page 629, Register's Office for Davidson County, Tennessee. The said William H. Robin having since died.

Unimproved ( )
This is improved (X) property known as 3007 Batavia Street, Nashville, TN 37209

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 my/our hand(s) this 10th day of October, 2003

Sara S. Robin

Sara S. Robin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sara S. Robin, A Widow, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2003

Notary Public

My Commission Expires: 8/25/06

