WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

Davidson County DEEDWARR
Recvd: 02/19/04 11:17 2pgs
Fees:13.00 Taxes:168.35

20040219-0019194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick D. O'Rourke		MAP 8 PARCEL 200
(NAME) 1503 Cedar Lane	SAME	
(ADDRESS) Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARK HUGHES**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK D. O'ROURKE AND WIFE, SHEILA ANNE WARREN** 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:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a point in the west right of way of Bidwell Road, said point being 100.00 feet around a curve to the right (N 42 deg. 33' 57" W 99.84 feet) North of the northeast corner of the Gayron C. Lytle property, as recorded in Deed Book 7089, page 92, of the Register's Office for said County; thence leaving Bidwell Road, S 69 deg. 41' 34" W, 375.40 feet to an iron pin set in the north margin of a private road; thence with the north margin of said road, N 51 deg. 23' 21" W 275.99 feet to an iron pin set; thence with the north margin of said road 51 deg. 13' 43" W 432.41 feet to an iron pin set, the TRUE POINT OF BEGINNING; thence with the north margin of said road, N 51 deg. 13' 43" W 410.96 feet to an iron pin set; thence leaving said margin of said road, N 08 deg. 25' 14" W, 531.96 feet to the centerline of Long Creek; thence N 84 deg. 16' 59" E 109.66 feet with the centerline of Long Creek; thence N 80 deg. 57' 45" E 178.12 feet with the centerline of Long Creek; thence S 36 deg. 42' 20" E 163.87 feet with the centerline of Long Creek; thence S 31 deg. 15' 40" W 164.10 feet with the centerline of Long Creek; thence S 24 deg. 57' 20" E 140.16 feet with the centerline of Long Creek; thence S 06 deg. 46' 20" E 89.65 feet with the centerline of Long Creek; thence S 35 deg. 20' 25" E 242.90 feet to an iron pin set on the south bank of Long Creek; thence S 38 deg. 46' 20" W 175.21 feet to the true point of beginning, containing 5.194 acres, more or less.

Included in the conveyance to grantees is an easement for INGRESS AND EGRESS to the above described property being more particularly described in Instrument No. 220010227-0017993, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Hughes and wife, Cherri Hughes by deed of record in Instrument No. 2001027-0017993, Register's Office for Davidson County, Tennessee; the said Cherri Hughes having since died October 2, 2003, the property vests in Mark Hughes as surviving tenant by the entirety.

This is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 7563 Bidwell Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 13th day of February, 2004.

Mark Hughes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Mark Hughes the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 2/13/2004.

Commission expires:

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004