RETURN TO:
Richmond Title Services
209 10th Ave S Ste 235
Nashville TN 37203

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-576171**

Davidson County DEEDWARR
Recvd: 08/12/04 11:31 4pgs
Fees:23.00 Taxes:318.20
20040812-0097484

WARRANTY DEED

THIS INDENTURE, made and entered into this **July 23, 2004**, by and between **Christopher E. Hughes and Frances Y. Hughes, and husband Ernest J. Hughes as joint tenants with right of survivorship**, parties of the first part, and **Joshua S. Tatum and Candice M. Tatum, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 8, SITE PLAN, PHASE 1, HICKORY GLADE, as shown on plat of record in Plat Book 6250, Page 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Sharon F. Hartley, unmarried, ot Christopher E. Hughes and Frances Y. Hughes, joint tenants with right of survivorship by Warranty Deed dated August 15, 1997 and recorded August 20, 1997 in Book 10574, Page 430, Register's Office for Davidson County, Tennessee. Subject property was further conveyed from Christopher E. Hughes and Frances Y. Hughes to Christopher E. Hughes and Frances Y. Hughes and husband, Ernest J. Hughes, joint teneants with right of survivorship by Quickclaim Deed dated September 5, 1997 and recorded October 9, 1997 in Book 10641, Page 406, said Register's Office.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **162-01-0-A 008.00 CO**
X Improved OR
Unimproved property located at: **403 Hickory Glade Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Christopher E. Hughes

Frances Y. Hughes by attorney in fact
Christopher E.Hughes

Ernest J. Hughes by attorney in fact
Ernest J. Hughes by attorney in fact
Christopher E.Hughes

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher E. Hughes** to me known to the persons who executed the foregoing instrument in behalf of Frances Y. Hughes and husband, Ernest J. Hughes as ~~his~~ their attorney in fact and acknowledged that ~~they~~ he executed the same as the free Act and Deed of said Frances Y. Hughes and husband, Ernest J. Hughes.

Witness my hand and Notarial Seal this July 23, 2004 .

Sharon R. Riney
Notary Public

My Commission Expires: 5-27-07

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher E. Hughes** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **July 23, 2004.**

Sharon R. Riney
Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Joshua S. Tatum and Candice M. Tatum**

and Address: **403 Hickory Glade Drive**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SAME AS NEW OWNER

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$86,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lora Malone

Affiant

Subscribed and sworn to before me this **July 23, 2004.**

Rachel Dallas

Notary Public

My Commission Expires: 3-19-06

RACHEL DALLAS
COMMISSION EXP.
Notary Public At Large
03-19-2006
RUTHERFORD COUNTY, TN