*This Instrument Prepared By:*
*TITLE ESCROW, INC.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

Davidson County DEEDWARR
Recvd: 08/13/04 14:14 2pgs
Fees:13.00 Taxes:28.12
20040813-0098318

ADDRESS NEW OWNER:
Michael D. Hughey and Tina D. Hughey
5461 Drye Run Road
JOELTON TN 37080

SEND TAX BILL:
*Owner*

MAP AND PARCEL:
MAP 70-4
PARCELS 179/180

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ann Guess, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael D. Hughey and Tina D. Hughey, married , 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 Lots Nos. 27 and 28 on the Plan of Haynies Free Silver Plan, of record in Plat Book 161, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ann Guess by deed from Charles E. Binkley and Kathleen Jones, of record in Book 4068, Page 407, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deeds of record.

Taxes for 2004 have been pro-rated and assumed by Grantees.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is unimproved property known as Lots 27 and 28, Gaines Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael D. Hughey and Tina D. Hughey, married, their heirs and assigns, forever; and I, Ann Guess, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of August, 2004.

Ann Guess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ann Guess, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 7,600.00.

AFFIANT

Subscribed and sworn to before me this 12th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008