WARRANTY DEED

BRAD GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Timmy Deran Hughes Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF ~~OCTOBER~~ NOVEMBER 2004.

Brad Goodman
Notary Public

MY COMMISSION EXPIRES: 11/24/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timmy Deran Hughes Sr	Same as new owner	082.04-0-078.00
(NAME) 904 Oak Vale Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, WE, Shirley Hughes Bowman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timmy Deran Hughes Sr unmarried, 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 Davidson County, Tennessee, being the west 55 feet of Lot Nos. 364 to 368, both inclusive on Map of Oakland Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 55 feet on the south side of Richardson Street, and run back between parallel lines along the east margin of an alley, 154 feet to a dead line.

Being the same property conveyed to Shirley Jean Williams and Drew Helen Hughes by Deed from Dorris Gerald Donegan and wife, Faye Donegan, dated March 8, 1984, and recorded March 16, 1984, in Book 6251, page 693, Register's Office for Davidson County, Tennessee; the said Shirley Jean Williams having conveyed her interest in said property to Drew Helen Hughes by Quitclaim Deed recorded January 17, 1989, in Book 7752, page 661, said Register's Office; the said Drew Helen Hughes having conveyed her interest in said property to Drew Helen Hughes, a life estate with remainder interest to Mark T. Hughes, Sr., by Quitclaim Deed recorded March 10, 1995, in Book 9615, page 972, said Register's Office; the said Mark T. Hughes, Sr., having conveyed his interest in said property to Drew Helen Hughes by Quitclaim Deed recorded October 3, 2000, in Instrument No. 200010030097848, said Register's Office; the said Drew Helen Hughes having conveyed her interest in said property to Drew Helen Hughes, a 99.5% interest, and Shirley Hughes Bowman, a .50% interest, as tenants in common with right of survivorship, recorded September 14, 2001, in Instrument No. 200109140100212, said Register's Office. The said Drew Helen Hughes having since died.

unimproved

This is improved ✓ property, known as 806 Richardson Avenue, Nashville, TN 37207
(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.

Thomas Lee Bowman Sr. joins in this conveyance for the sole pupose of conveying any and all interest he may have in said property.

Witness my hand this 3 NOVEMBER th day of ~~October~~, 2004.

Shirley Hughes Bowman
Shirley Hughes Bowman

Thomas Lee Bowman Sr.
Thomas Lee Bowman Sr

Davidson County DEEDWARR
Recvd: 11/08/04 09:24 2pgs
Fees:13.00 Taxes:168.35

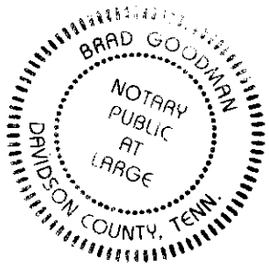
20041108-0134085

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Brad Goodman, a Notary Public in and for said County and State, the within named Shirley Hughes Bowman and husband, Thomas Lee Bowman Sr, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2004.



NOTARY PUBLIC

My Commission Expires: 11/24/07