RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/01/05 12:58 2 pgs
Fees:13.00 Taxes:103.60
20050601-0061677

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Johnny Bolton, et ux	New Owner	Map 82-8
1171 Olde Cameron Lane		Parcel 221.00
Franklin, TN 37067		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David W. Hughens and wife, Dana M. Hughens**, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Johnny Bolton and wife, Virginia Bolton** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Leek Subdivision of the Arthur Tract, as of record in Book 547, page 54, Register's Office for said County.

Said Lot No.8 fronts 50 feet on the westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to David W. Hughens and wife, Dana M. Hughens by deed from The Wilson Group of record in Instrument No. 20030214-0020122, said Register's Office for Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters shown on the Plan of record in Book 547, page 54, Register's Office.

This is improved property commonly known as 416 Hart Avenue, Nashville, TN 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $28,000.00.

Affiant

Subscribed and sworn to before me this 27th **day of May, 2005.**

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this day of May, 2005.

David W Hughens by Maggie Flomerfelt his attorney in fact

David W. Hughens, by Maggie Flomerfelt, his attorney in fact

Dana M Hughens by Maggie Flomerfelt his attorney in fact

Dana M. Hughens, by Maggie Flomerfelt, her attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Maggie Flomerfelt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the attorney-in-fact for David W. Hughens, the within named bargainor, and she as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of David W. Hughens by herself as attorney-in-fact.

Witness my hand, at office, this 27th day of May, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 9-24-2005

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Maggie Flomerfelt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the attorney-in-fact for Dana M. Hughens, the within named bargainor, and she as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Dana M. Hughens by herself as attorney-in-fact.

Witness my hand, at office, this 27th day of May, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 9-24-2005