This Instrument Was Prepared By:

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Davidson County DEEDWARR
Recvd: 06/17/05 15:59 2 pg
Fees:13.00 Taxes:414.40

20050617-0069823

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Subscribed and sworn to before me, This 8th day of June, 2005

Notary Public

My Commission Expires 11-25-06

STEPHANIE M. DUNN NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

Address New Owner	Send Tax Bills to:	Map-Parcel
Charles E. Hughes	SAME	182-6-0-A-168
1415 Bern Lane		
Spring Hill, TN 37174		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Cassandra Rucker and husband Anton Rucker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles E. Hughes and Christa L. Hughes, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 165 on the Final Plat of Old Hickory Hills, Phase Two, Section One, as of record in Instrument No. 200306230086188, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same Cassandra Rucker, married by deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 200403090026869, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20020116-0006750; By-Laws of record in Instrument No. 20020116-0006750; Charter of the Homeowners Association of record in Instrument No. 20020123-0009417, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749; Easements of record in Instrument No. 20001030-0107214 and Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.

This is improved property known as 7488 Maggie Drive Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of June, 2005

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Cassandra Rucker

Anton Rucker

STATE OF TN
COUNTY OF Davidson

Before me, _____, a Notary Public in and for the said County and State, personally appeared Cassandra Rucker and Anton Rucker, the within named bargainors, 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 at Nashville, Tennessee this 8th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08