WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/07 11:26 3 pgs
Fees:18.00 Taxes:92.50
20070720-0086481

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$25,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of July, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael D. Hughey	SAME	082-08-0-211.00
5461 Drye Run Road		
Joelton, Tn 37080		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Sheffield**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael D. Hughey and Tina D. Hughey, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Mernella Sheffield joins in this conveyance to convey any and all marital rights she may have in and to said property.

Being Lot No. 19 on the plan of Leek's Subdivision of the Arthur Tract, of record in Book 547, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 19 fronts 50 feet on the easterly side of Myrtle Avenue and runs back between parallel lines of 170 feet to an alley.

Being the same property conveyed to William Sheffield, by deed from Savannah Sheffield, on November 27, 1991, of record in Book 8632, page 176, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 54, Register's Office Davidson County, Tennessee.

This is improved property known as: **415 Myrtle Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this July 19, 2007.

William Sheffield

Mernella Sheffield

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Sheffield** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 19, 2007.

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF North Carolina
COUNTY OF Rockingham

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mernella Sheffield** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 18, 2007

My commission expires 2/27/11

Rhonda B. Neal

Notary Public



I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-2009

(Seal)