Davidson County DEEDWARR
Recvd: 05/29/08 14:57 2 pgs
Fees:13.00 Taxes:136.90
20080529-0054843

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#7794A

ADDRESS NEW OWNER:
Michael Hughey
5461 Drye Run Road
Joelton, Tennessee 37080

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **80-08**
GROUP
PARCEL **80.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dan Evins** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michael Hughey and wife, Tina Hughey**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 272 on the plan of Bordeaux Gardens, Section I, as of record in Plat Book 3300, page 91, Register's Office for said County.

Said Lot No. 272 fronts 55 feet on the westerly side of Panorama Drive and runs back 125.7 feet on the north line and 122.22 feet on the south line and measures 57.86 feet on the rear line.

Being the same property conveyed to Dan Evins by deed from Robert H. Herman dated September 25, 2007, of record in 20071017-0123079, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dan Evins by virtue of a written Power of Attorney of record at Instrument No. 20071207-0141580, Register's Office for Davidson County, Tennessee.

This is improved property known as 3225 Panorama Drive, Nashville, Tennessee 37218. Possession is to be given on May 27, 2008.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 27th day of May, 2008.

Dan Evins by Frank J. McAvoy
Attorney in Fact

Dan Evins, by Frank J. McAvoy, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 27th day of May, 2008, before me personally appeared Frank J. McAvoy, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dan Evins as his attorney in fact, pursuant to the power of attorney recorded at Instrument No. 20071207-0141580, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Dan Evins as his attorney in fact.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commissions Expires: 11-15-10

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$37,000.00**.

AFFIANT

Subscribed and sworn to before me on this 27th day of May, 2008.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10