WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May, 2008

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron V. Anthony (NAME)	Access National Mortgage (NAME)	MAP & PARCEL
152 Rio Vista Drive (ADDRESS)	1800 Robert Fulton Drive, #350 (ADDRESS)	04312003000
Madison, TN 37115 (CITY) (STATE) (ZIP)	Reston, VA 20191 (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, Joshua B. Hughes and wife Kindle B. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byron V. Anthony

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Eagan Subdivision, Block B, as of record in Book 1424, Page 107, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed on September 13, 2004 by Warranty Deed to Joshua B. Hughes, an unmarried person from Dean E. Herendon and Kimberly Herendon, husband and wife, of record in Instrument No. 200409015-0111320, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS THEREAFTER; RESTRICTIONS OF RECORD IN BOOK 1759, PAGE 211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO THE PLAN OF MYATT-EAGAN SUBDIVISION OF RECORD IN BOOK 1424, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON.

Davidson County DEEDWARR
Recvd: 06/03/08 14:05 2 pg
Fees:13.00 Taxes:444.00

20080603-0056606

unimproved ( )
This is improved (X) property, known as 152 Rio Vista Drive, Madison, TN 37115
(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.

Witness my hand this 30th day of May 2008

Joshua B. Hughes

Kindle B. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua B. Hughes and wife Kindle B. Hughes

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of May, 2008.

Commission expires 3-20-10

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public