Davidson County DEEDWARR
Recvd: 06/04/08 14:10 2 pg
Fees:13.00 Taxes:880.60

20080604-0057304

WARRANTY DEED

B-GB-08-1206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $238,000.00

A. Negash 5-30-8
Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aida Negash	W R Starkey Mortgage, LP	
1206 Davidson Road (ADDRESS)	5055 W. Park Blvd., Suite 300 (NAME) (ADDRESS)	102-140-098.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY STEPHANIE HUGHES AND JEFFORY NORMAN HUGHES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AIDA NEGASH A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 126 ON THE PLAN OF CREST MEADE, SECTION A OF RECORD IN PLAT BOOK 2330, PAGE 154, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY STEPHANIE HUGHES AND JEFFORY NORMAN HUGHES BY QUITCLAIM DEED FROM MARY STEPHANIE HOLLAHAN (N/K/A MARY STEPHANIE HUGHES) EXECUTED ON NOVEMBER 24TH, 2006 AND RECORDED ON DECEMBER 1, 2006 AND OF RECORD IN INSTRUMENT NO. 20061201-0148502, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2330, PAGE 154; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1206 Davidson Road, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of May, 2008.

Mary Stephanie Hughes

Jeffory Norman Hughes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Stephanie Hughes and Jeffory Norman Hughes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)
ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Title One Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903