WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/08 08:27 3 pgs
Fees:18.00 Taxes:214.60
20080825-0086782

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$58,000.00**

Affiant

Subscribed and sworn to before me this 22nd day of August, 2008

Elizabeth Maison
Notary Public
My Commission expires: 4-15-12
(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		071-09-0-106.00
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, **GUB Contractors, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael D. Hughey and Tina 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:

Being Lot No. 162 on the plan of Brooklyn Heights. Said Lot fronts 73 feet on the southerly side of Seminary Street (formerly Brooks Ave.), and runs back at right angles with Seminary Street, on the westerly side 140 feet to an alley and runs back on the easterly side along the westerly margin of Liberia Street 147.2 feet to said alley and measuring 41.8 feet on said alley.

Being the same property conveyed to Victor E. Gregory and Billy G. Gregory, as tenants in common, by deed from James Floyd and wife, Louisiana Stanley Floyd, on January 30, 1987, of record in Book 7213, page 732, Register's Office for Davidson County, Tennessee. And further conveyed to GUB Contractors, Inc. by Quitclaim Deed from Victor E. Gregory and Billy G. Gregory on June 25, 1997 of record in Book 10504, page 900, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 140, Register's Office Davidson County, Tennessee.

This is improved property known as: **1817 Seminary Street, Nashville, TN 37207**

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 August 22, 2008.

GUB Contractors, Inc.

By Terry Reeves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22 day of August, 2008 before me, appeared Terry Reeves to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of GUB Contractors, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Terry Reeves acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

8/23/11

I, Liz Maison, 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.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, 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

My commission expires: 11-14-09

(Seal)

