BILL GARRETT, Davidson County
Trans:T20100061256 DEEDWARR
Recvd: 09/29/10 09:59 2 pgs
Fees:13.00 Taxes:342.25

20100929-0077383

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-10900581

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
27TH DAY of SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN C. HUGHES	SUNTRUST MORTGAGE, INC.	119-14-0-071.00
266 TIMMONS STREET	1001 SEMMES AVENUE	
NASHVILLE, TN 37211	RICHMOND, VA 23224	

FOR AND IN 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,

THELMA L. MAYES, AN UNMARRIED WOMAN

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

BRIAN C. HUGHES, AN UNMARRIED MAN

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:

Being the east 10 feet of Lot No. 33, and all of Lot No. 34 of Block D, on the unrecorded Map of Part II, Woodbine Courts, and described as follows:

BEGINNING at a point in the north margin of East Timmons Avenue, 91.1 feet east of a concrete monument set at the beginning of a turn into Simmons Avenue, and being 10 feet west of the corner of Lots Nos. 33 and 34; thence northerly parallel to the line between said lots, and 10 feet west of the same, 109 feet to a point in the line between Lots 32 and 33; thence with the line between said lots, easterly 10 feet to a point in the west line of Lot No. 34; thence along the line between Lots Nos. 32 and 34, northerly 47.5 feet to the southwest corner of Lot No. 30; thence with the line between Lots No. 30 and 34; easterly 75 feet to a corner of Lot No. 1 and 34; thence with the line between said lots, southerly 156.5 feet to the north margin of East Timmons Avenue; thence with the margin of the same, westerly 85 feet to the point of beginning.

Being the same property conveyed to Burnice W. Mayes and wife, Thelma L. Mayes by Warranty Deed from Marie Higginbotham Young, dated 9/20/60 and recorded 9/21/60 in Book 3131, page 463, Register's Office for Davidson County, Tennessee. The said Burnice W. Mayes having since died on June 21, 1990, leaving property vested solely in Thelma L. Mayes

This is improved (X) property known as **266 TIMMONS STREET, NASHVILLE, TN 37211**
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 our hands this 27TH DAY of SEPTEMBER, 2010.

Thelma L. Mayes By Linda G. Bruce, Atty in Fact

THELMA L. MAYES BY LINDA G. BRUCE, ATTY. IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September 2010, before me personally appeared Linda G. Bruce to me known to be the person who executed the foregoing instrument in behalf of Thelma L. Mayes as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Thelma L. Mayes

Witness my hand and official seal at Nashville, Tennessee, this the 27TH DAY of September, 2010.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010