WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$66,500.00.**

Affiant

Subscribed and sworn to before me this 25th day of April, 2012.

Notary Public
My Commission expires 1-6-14
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/26/12 12:15 2 pgs
Fees:13.00 Taxes:246.05
20120426-0035812

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:
The 3945 Stilton Drive Trust,	SAME	041-11-0-061.00 & 041-11-0-060.00
P.O. Box 791		
Joelton, TN 37081	,	

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, **Helen T. Hughes**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 3945 Stilton Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract I:
Being Lot No. 383 on the Map of Bellshire Estates, Section "A", as of record in Book 2331, pages 115 and 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 383 fronts 113 feet on the northerly side of Stilton Drive and runs back 246 feet on the westerly line and 300.8 feet on the easterly line to a dead line in the rear measuring 181 feet thereon.

Tract II:
Being Lot No. 385 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, pages 115 and 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 385 fronts 99 feet on the north side of Stilton Drive and runs back 300.8 feet on the west line and 321 feet on the east line to a dead line, which is a broken line, measuring 170 feet.

Being the same property conveyed to Robert A. Hughes and wife, Helen T. Hughes, by deed from Mary Bessie Duggin, Joe Hall Thompson, Columbus Powell Thompson, James David Thompson, and Gracie Virginia Seay, devisees under the Will of Annie Ruth Underwood, deceased, on February 19, 1975, of record in Book 4891, page 355, Register's Office for Davidson County, Tennessee. The said Robert A. Hughes having died, leaving property to Helen T. Hughes by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 115 and 116, Register's Office Davidson County, Tennessee.

This is improved property known as: **3945 Stilton Drive, 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 April 25, 2012.

Helen T. Hughes by Robert Andrew Hughes, Jr. as attorney-in-fact.

Helen T. Hughes,
by Robert Andrew Hughes, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Robert Andrew Hughes, Jr.with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Helen T. Hughes the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Helen T. Hughes, bargainor(s), by the said Robert Andrew Hughes, Jr., as Attorney-in-Fact.

WITNESS my hand and seal, this 25th day of April, 2012.

_____ My Commission Expires: 7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY