BILL GARRETT, Davidson County
Trans:T20130068867 DEEDWARR
Recvd: 08/12/13 09:23 3 pgs
Fees:18.00 Taxes:229.73
20130812-0084125

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Chauncey Williams 3905 Creekway Ct. Nashville, TN 37218	New Owner	59 – 15 – 38.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Constance Elaine Hughes (the "Grantor") has bargained and sold, and hereby transfers and conveys, to Chauncey Williams, his heirs and assigns (the Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 100 ON THE PLAN OF HAYNES HEIGHTS, SECTION II, AS OF RECORD IN BOOK 2331, PAGE 59, REGISTER'S OFFICE FOR SAID COUNTY,

SAID LOT NO. 100 FRONTS 116 FEET ON THE SOUTH SIDE OF LEDFORD DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES, 348.7 FEET ON THE WESTERLY LINE AND 347.5 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 116 FEET.

BEING THE SAME PROPERTY CONVEYED TO CONSTANCE ELAINE HUGHES AND HUSBAND, IRA HUGHES, BY QUIT CLAIM DEED FROM CONSTANCE HUGHES, OF RECORD AS INSTRUMENT NUMBER 20011103-0120558 AND FURTHER BEING THE SAME PROPERTY CONVEYED TO CONSTANCE ELAINE HUGHES BY QUIT CLAIM DEED FROM GEORGE H. DRIVER AND WIFE, NAOMI R. DRIVER, OF RECORD IN BOOK 4878, PAGE 916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID IRA HUGHES HAS SINCE DIED LEAVING CONSTANCE ELAINE HUGHES AS THE SOLE SURVIVNG TENANT.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 701 Ledford Drive, Nashville, TN 37207

Said property is conveyed subject to the following matters:

1. 2012 Real Property Taxes now due and payable.
2. Real Property Taxes for the year 2013 and subsequent years, not yet due and payable.
3. Any restrictions and easements of record.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered, **EXCEPT** for Deed of Trust of record as Instrument Number 20011103-0120560, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), 2012 real property taxes, applicable zoning and building regulations and all visible easements and restrictions set forth herein. Grantor further covenants and binds herself, her heirs and legal representatives to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

SAID CONSIDERATION of SIXTY-TWO THOUSAND EIGHTY-EIGHT and 89/100 ($62,088.89) DOLLARS is the balance owing on a certain promissory note according to the terms thereof, dated October 17, 2001, in the original amount of $76,000.00, executed by Constance Elaine Hughes and husband, Ira Hughes, in favor of Bank One, NA, and now payable to Grand Bank for Savings, FSB (the "Promissory Note"), which Promissory Note is secured by the Deed of Trust. The said Chauncey Williams, Grantee herein, has this day agreed to assume and agrees to pay the outstanding balance under the Promissory Note of SIXTY-TWO THOUSAND EIGHTY-EIGHT and 89/100 ($62,088.89) DOLLARS to said Grand Bank for Savings, FSB.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 26 day of July 2013.

Constance Elaine Hughes

Constance Elaine Hughes

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $62,088.89.

Affiant

Sworn to and subscribed before me this 6th day of August, 2013.

Notary Public

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:

03/01/2016

STATE OF GEORGIA)

COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Constance Elaine Hughes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of July, 2013.

Notary Public

My Commission Expires:

Notary Public, Paulding County, Georgia
My Commission Expires September 25, 2016

JOSHUA S. FOSTER NOTARY PUBLIC GEORGIA PAULDING COUNTY