PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

BOOK 4801 PAGE 843

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,943.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March 19 74

Notary Public

MY COMMISSION EXPIRES: 5/23/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Keeton (NAME)	Guaranty Mortgage Company (NAME)	12W-07858
915 Morrow Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 91-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 191

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, Kenneth D. Hudgens and wife, Thelma Inez Hudgens

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

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:

LAND in Davidson County, Tennessee, being Lot No. 89 on the Map of Morrow Meadows, Section Two, as of record in Book 2331, page 16, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Morrow Road at the corner of Lots 88 and 89; thence with the line between said lots, southwesterly 70 feet to a corner of Lot 90; thence with the line between Lots 89 and 90, northwesterly 96 feet to the southerly margin of Delray Drive; thence with the margin of the same northeasterly 49 feet to the beginning of a curve; thence around said curve easterly 39.27 feet to the margin of Morrow Road; thence with the margin of the same southeasterly 71 feet to the point of beginning.

BEING the same property conveyed to Kenneth D. Hudgens and wife, Thelma Inez Hudgens by Quitclaim Deed from Kenneth D. Hudgens to John V. Adams, Trustee and from John V. Adams, Trustee to the said Kenneth D. Hudgens and wife, Thelma Inez Hudgens of record in Book 4796, page 34, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Guaranty Mortgage Company of record in Trust Deed Book 4663, page 815, Register's Office for said County.

This is (unimproved) (X) improved property, known as 915 Morrow Road (House Number) (Street) Nashville, Tennessee (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 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 hand at this 29 day of March, 1974

Thelma Inez Hudgens Kenneth D. Hudgens

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Hudgens and wife, Thelma Inez Hudgens

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29 day of March 1974

Commission expires 5/23/77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
KENNETH D. HUDGENS AND WIFE,
THELMA INEZ HUDGENS

TO
JAMES J. KEETON

C 4 8 1 3 2

IDENTIF. REFERENCE

Apr 2 12 25 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-2-74	CONV	14,943.62			
APR-2-74	TAX		A*	38.74	
APR-2-74	PREEE		A*	.50	
APR-2-74	WDEED		A*	4.00	* 43.24