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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. H. Hudgins, et ux (NAME:)	Guaranty Mortgage Company (NAME:)	95-5-15
P. O. Box 90284 (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Nashville, Tenn 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37238 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100 ..... *DOLLARS*

paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to pay the balance of that certain promissory note owing to Guaranty Mortgage Company and to assume all encumbrances as described in and secured by the Deed of Trust from E. K. Bledsoe, Sr. and wife, of record in Book 2934, page 107, Register's Office for Davidson County, Tennessee;

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE
under the will of Oscar Johnson Hudgins, deceased, of record in the Probate Court for Davidson County, Tennessee,

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

has ~~have~~ *bargained and sold, and by these presents do* ~~do~~ *transfer and convey unto* does

the said grantees, T. H. HUDGINS and wife, MILDRED V. HUDGINS,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 38 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Pumping Station Road at the corner of Lots Nos. 37 and 38; thence with the line between said two lots, northerly 247.7 feet to a point in the southern boundary line of Lot No. 45; thence with the line between Lots Nos. 38 and 45, westerly 52.7 feet to the corner of Lots Nos. 38 and 44; thence with the line between Lots Nos. 38, 42 and 44, southwesterly 30 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots, southerly 228 feet to the northerly margin of Pumping Station Road; thence with the same, easterly 79 feet to the beginning.

Being the same property conveyed to O. J. Hudgins by deed from Mary A. Hudgins, of record in Book 4457, page 587, said Register's Office, the said O. J. Hudgins having since died.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1976.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,310.00

Subscribed and sworn to before me, this the 16th day of April 19 76

Affiant

My commission expires: May 10, 1976 (Affix Seal)

Notary Public

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This is unimproved ( ) improved (X) property, known as 1926 Omohundro Drive, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. H. Hudgins and wife, Mildred V. Hudgins, their *heirs and assigns, forever.*

And Grantor does ~~xkx~~ *covenant with the said* grantees *that* it is *lawfully seized and possessed of said land in fee simple;* has ~~xkxx~~ *a good right to convey it, and the same is unencumbered,* except as herein-before stated.

And Grantor does *do further covenant and bind* itself as Trustee, its successors in trust, ~~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.*

Witness its *hand this* 16th *day of* April, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIRD NATIONAL BANK IN NASHVILLE,
TRUSTEE U/W OSCAR JOHNSON HUDGINS

by R. L. Evans REAL ESTATE OFFICER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earline Fann, *a Notary Public of the State and County aforesaid, personally appeared* R. E. Evans, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Real Estate Officer *of the* Third National Bank in Nashville, Trustee *the within named bargainor, a corporation, and that* he *as such* Real Estate Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Real Estate.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 16th *day of* April, *19*76.

Earline Fann
Notary Public

Commission Expires May 10, 1976.

EARLINE FANN NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COM. EXPIRES MAY 10, 1976

WARRANTY DEED

FROM

THIRD NATIONAL BANK

IN NASHVILLE, TRUSTEE

TO

T. H. HUDGINS, et ux

APR 16 76 COMM 12:10.00
APR 16 76 STAX B* 31.98
APR 16 76 PRFEE B* .50
APR 16 76 DEED B* 8.00 * 40.48

D 4 5 0 1 2

FEB 15 1 15 PM '76

T. [illegible] REFERENCE

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File Third National
Atln: REE Jans

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208