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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,900.00

Perry R. Happell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May 19 76

Tom H. Williams Jr.
Notary Public

MY COMMISSION EXPIRES: Nov 6 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Perry R. Happell, Atty, 18th Floor, L & C Tower, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred I. Hudgins (NAME)	SAME (NAME)	Map 116-4
118 Kenner Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par. 36
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7 DA-09588

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, Marshal C. Cooper and wife Betty L. Cooper

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

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. A on the Plan of the Re-Subdivision of Lot No. 26 of Kenner-Manor, of record in Book 3106, page 60, Register's Office for said County.

SAID Lot No. A fronts 50 feet on the northeasterly side of Kenner Avenue and runs back between lines 136 feet on the northerwesterly side and 133 feet on the southeasterly side to 10 foot reserved strip in the rear, measuring 50.08 feet thereon.

BEING the same property conveyed to Marshal C. Cooper and wife Betty L. Cooper by deed from J. Thomas Smith, Jr. and wife Polly Smith, of record in Book 4842, page 962, Register's Office for Davidson County, Tennessee

SAID conveyance is subject to a deed of trust to J. G. Palmer, Trustee, of record in Book 4842, page 964, said Register's Office, to secure to Commerce Union Bank, the payment of a loan in the original amount of $22,300.00.

This is unimproved ( ) improved (X) property, known as 188 Kenner Ave., Nashville, Tenn. 37205
(House Number) (Street) (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 s this 28th day of May, 19 76

Marshal C. Cooper

Betty L. Cooper

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, PERRY R. HAPPELL, a Notary Public in and for said County and State, the within named Marshal C. Cooper and wife Betty L. Cooper

the bargainor S, 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 Nashville, Tennessee, this 28 day of May 1976

Commission expires 8-29-79

Perry R. Happell
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

MARSHAL C. COOPER, et ux

TO

BETTY L COOPER

TO

MILDRED IMOGENE HUDGINS

D 52086

T
IDENTIF. REFERENCE

JUN 3 3 53 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CO 29 900 00	MO
WD 4.40	MS
TD	ST 22.24
CC	ST
MR	PF 50
UCC	TOTAL 82.24