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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM Mattie IQU Kimbel
unmarried

TO Kenneth M. Hudgens Et Ux

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Hudgens	Guaranty Mortgage Company	52-2
(NAME)	(NAME)	
610 Blackstone Avenue	First American Center	175
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUN 28 3 01 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

D55779

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June AND 1976.

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

NOTARY PUBLIC * DAVIDSON COUNTY

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by KENNETH M. HUDGENS and wife, DEBRA V. HUDGENS, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Kenneth M. Hudgens and wife, Debra V. Hudgens to assume and agree to pay the unpaid balance of a loan in the original principal amount of $11,950.00, to Guaranty Mortgage Company, secured by deed of trust of record in Book 4412, Page 339, Register's Office for Davidson County, Tennessee, payable in conformity with terms and conditions stated therein.

MATTIE IQU KIMBEL, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said

KENNETH M. HUDGENS and wife, DEBRA V. HUDGENS

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. 42 of Block "A" on the revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County.

SAID Lot fronts 100 feet on the southerly side of Balckstone Avenue and extends back between parallel lines 190 feet to a dead line.

BEING THE SAME property conveyed to Mattie Lou Kimbel by quitclaim deed from Bobby Roy Kimbel, of record in Book 50.36, Page 484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Blackstone Avenue, and a 10-foot easement for public utility purposes along the rear line of said lot; restrictions of record in Book 1380, Page 88, Register's Office for Davidson County, Tennessee.

610 Blackstone Avenue

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This is { unimproved ( ) / improved (X) } property, known as 610 Blackstone Avenue (House Number) (Street) Madison P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH M. HUDGENS and wife, DEBRA V. HUDGENS their heirs and assigns, forever.

And I do covenant with the said KENNETH M. HUDGENS and wife, DEBRA V. HUDGENS that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as of record.

And I, Mattie Lou Kimbel, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said KENNETH M. HUDGENS and wife, DEBRA V. HUDGENS/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of June, 1976

Mattie Lou Kimbel
MATTIE LOU KIMBEL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie Lou Kimbel the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 22nd day of June, 19 76

Notary Public.

Commission expires 1-31-78

NOTARY PUBLIC P. HOLLAND CLK. DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as PRES.

Witness my hand and seal, at office in , this day of , 19

, Notary Public.

Commission expires

17,500.00 B* 45.50
Jun 28 1976
Jun 28 PR FEE B* 4.00 * 50.00
Jun 28 W DEED