FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,163.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 1977.

Notary Public

MY COMMISSION EXPIRES: 4-26-80

(AFFIX SEAL)

BOOK 5121 PAGE 879

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landron Hudgins (NAME)	National Mortgage Company (NAME)	4D24625
4456 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	75-7
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	86

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, Percival C. Pascua et ux Erlina V. Pascua

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landron Hudgins et ux Gladys 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:

BEING Lot No. 174 on the Plan of Tulip Grove Subdivision, Section 4, record in Book 4175, page 12, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Percival C. Pascua et ux Erlina V. Pascua by deed from Douglas N. Baker et ux Brenda M. Baker, of record in Book 4704, page 220, said Register's Office.

GRANTEES herein agree to assume and pay a first mortgage payable to National Mortgage Company of record in Book 4704, page 222, said Register's Office.

Easements as shown on the Plan of record in Book 4175, page 12, said Register's Office.

Escrow account and insurance is hereby transferred to Grantees.

This is improved (X) unimproved ( ) property, known as 4456 Baton Rouge Drive, Hermitage, Tennessee 37076
(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 4th day of March, 19 77

Percival C. Pascua: Percival C. Pascua M.D.

Erlina V. Pascua: Erlina V. Pascua

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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 Percival C. Pascua et ux Erlina V. Pascua

the bargainor S, 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 4th day of March 19 77

Commission expires 6-24-80

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

D 92512

WARRANTY DEED

FROM
PERCIVAL C. PASCUA ET UX

TO
LANDRON HUDGINS ET UX

INDEXED REFERENCE

MAR 8 12 12 PM '77

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

File Bkgd ft 12

C. Harold Reeves, Attorney
218 Fortune Building 1
311 Plus Park Boulevard
Nashville, Tenn. 37217
File Box 12

MAR-8??	CONV	44,163.12		
MAR-8??	S'TAX		B* 114.92	
MAR-8??	PR'FEE		B* .50	
MAR-8??	W'DEED		B* 4.00	* 119.42