FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,906.14

Michael A. Hudgins
Affiant

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

Dean Robinson
Notary Public

MY COMMISSION EXPIRES: 11/18/78

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 107 Donelson Pike Nashville, Tn 37214d
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Hudgins (NAME)	Realty Mortgage, Inc. (NAME)	
4945 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N. E. #8 (STREET ADDRESS)	147-7
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	Pul

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, Bruce Royal Mather and wife, Sheryl Ann Mather

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Hudgins and wife, Margaret J. 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. 85 on the Plan of Battery Crest, Section 1, as of record in Book 2900, page 91, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Bruce Royal Mather and wife, Sheryl Ann Mather by deed from Samuel C. Bates and wife, Barbara C. Bates, as of record in Book 5057, page 956, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated Aug. 12, 1976, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5057, page 958, and note of even date thereby secured, in the original principal amount of $30,500.00, payable to Realty Mortgage, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Bruce Royal Mather and wife, Sheryl Ann Mather under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, known as 4945 Edmondson Pike, Nashville, Tn. 37211
(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, 1977

Bruce Royal Mather

Sheryl Ann Mather

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Royal Mather and wife, Sheryl Ann Mather

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 1977.

Commission expires 11/18/78

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

Bruce Royal Mather et ux

TO

Michael A. Hudgins et ux

D 92715

IDENTIF. REFERENCE

MAR 9 11 36 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PREPARED BY
W. G. IRABER, ATTORNEY
P.O. BOX 23250
NASHVILLE, TENN. 37214

MAR-97	CONV	32,906.14			
MAR-97	S'TAX		B*	85.54	
MAR-97	PR'FEE		B*	.50	
MAR-97	W'DEED		B*	4.00	* 90.04