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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 $22,950.00

Fredie L. Hudgins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 1977.

Notary Public

MY COMMISSION EXPIRES: 1-21-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredie L. Hudgins, Jr. (NAME)	The Kissell Company (NAME)	Tax Key # 6DA 19235
160 Rains Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Map 105-11
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	Parcel 201

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, James N. Monroe, III. et ux Jacqueline M. Monroe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredie L. Hudgins, Jr. et ux Jeana R. 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 the Northerly 35' of Lot No. 21 and the southerly 30' of Lot No. 19, on the Plan of Aldrich Brothers and Meyer's Subdivision, a Plat which is of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James N. Monroe, III, by deed of record in Book 5000, Page 77, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictions of record and/or any existing easements.

TRANSFERRED with this conveyance are the rights to a joint driveway easement of record in Book 4999, Page 317, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is Improved (X) property, known as 160 Rains Avenue, Nashville, TN 37206
(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 the same, that the same is unincumbered except as hereinbefore mentioned, 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 hands this 12th day of July, 1977

JAMES N. MONROE, III:

JACQUELINE M. MONROE:

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 James N. Monroe, III et ux Jacqueline M. Monroe

the bargainors, 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 12th day of July 1977.

Commission expires 1-21-81

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

JAMES N. MONROE, III ET UX

JACQUELINE M. MONROE

TO

FREDIE L. HUDGINS, JR. ET UX

JEANA R. HUDGINS

E 14823

Jul 12 11 13 AM '77

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076