This Instrument is prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5211 PAGE 637

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse W. Hudiburg et ux	Third National Mortgage Company	MAP - 102 - 5
(NAME) 304 Ash Grove Court	(NAME) 5th floor, Third National Bk. Bldg.	Parcel 195
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Jesse W. Hudiburg and wife, Sandra H. Hudiburg and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Jesse W. Hudiburg and wife Sandra H. Hudiburg, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $33,000.00 secured by deed of trust of record in Book 4905, page 37, Register's Office for Davidson County, Tennessee,

We, John F. Miller and wife, Norma J. Miller,

have this day bargained and sold, and do hereby transfer and convey unto the said Jesse W. Hudiburg and wife, Sandra H. Hudiburg,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plat of Hickory Valley, Section 3, of record in Plat Book 4460, page 86, said Register's Office, described as follows:

Said Lot 41 fronts 100.48 feet on the southwest margin of Ash Grove Court and extends back 170.23 feet on the northwest line, and 105.0 feet on the southeast line to a line on the rear on which it measures 128.93 feet.

Being the same property conveyed to John F. Miller and wife, Norma J. Miller, by deed from Randall Phillips Builders, Inc., of record in Book 4905, page 35, Register's Office for said County.

This conveyance is subject to a 30-foot set-back line from Ash Grove Court, and a 10-foot easement for public utilities and drainage along the rear line of said lot, and a 7-foot public utility and drainage easement along the southeast side line of said lot, and a N. E. S. easement across the westerly corner, and Nashville Electric Service easement of record in Book 3372, page 430, said Register's Office; and restrictive covenants of record in Book 4604, page 526, and in Book 4630, page 548, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,400.00

Subscribed and sworn to before me, this the 18th day of Oct 19 77

Affiant Jesse W. Hudiburg

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ernest

This is unimproved ( ) improved (X) property, known as 304 (House Number) Ash Grove Court (Street) Nashville, Tennessee, P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jesse W. Hudiburg and wife, Sandra H. Hudiburg, their *(successors), heirs and assigns forever.* We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jesse W. Hudiburg and wife, Sandra H. Hudiburg, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 18th *day of* October, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John F. Miller

Norma J. Miller

BOOK 5211 PAGE 638

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, John F. Miller and wife, Norma D. Miller,

the within named 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 this 18th day of October, 1977

Mary Ensey
Notary Public

Commission expires 4/21/80

MARY ENSEY NOTARY PUBLIC TENNESSEE LARGE STATE

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 .

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

Notary Public

Commission expires

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CTR.
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM

John F. Miller et ux

TO

Jesse W. Hudiburg et ux

OCT 19 77	CONV	41,400.00			
OCT 19 77	S'TAX		B*	107.64	
OCT 19 77	PR'FEE		B*	.50	
OCT 19 77	W'DEED		B*	4.00	* 112.14

E 31856

IDENTIF. REFERENCE

OCT 19 11 13 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238