BOOK 5293 PAGE 789 FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

58,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 19

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul G. Hudgins (NAME)	Federated Financial Mortgage Corporation (NAME)	MAP 75-4
4750 Trenton Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle, 75 Parkway, #700 (STREET ADDRESS)	PAR 196
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	4D-24886

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 Johnson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul G. Hudgins and wife Phylis M. 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. 453 on the plan of Tulip Grove Subdivision, Section 7, as of record in Book 4500, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Johnson Homes, Inc. by deed from Miller Kimbrough, Trustee, as of record in Book 4651, Page 744, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 4639, Page 267, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 4750 Trenton Drive (House Number) (Street) Hermitage, TN 37076 (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 my hand this 31ST day of MAY, 19

Johnson Homes Inc

By: H. Johnson Jr Pres.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 ____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared A. B. Johnson, Jr. and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and _____ respectively of the Johnson Homes, Inc the within named bargainor, and corporation, and that (he) as such President 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 A. B. Johnson, Jr. as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Old Hickory on this the 31ST day of MAY, 19 78

My commission expires 2-23-80

_____
Notary Public

WARRANTY DEED

FROM
Johnson Homes, Inc.

TO
Paul G. Hudgins

E 69008

IDENTIF. REFERENCE

JUN 5 10 12 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN-5 78	CONV	58,950.00	
JUN-5 78	S'TAX	B*	153.14
JUN-5 78	PR'FEE	B*	.50
JUN-5 78	W'DEED	B*	4.00 * 157.64

Edward Sedam
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
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