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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 $28,199.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1980.

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, FIRST AMERICAN CENTER, 20TH. FLOOR, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Ted Conrad, et ux (NAME)	The Kissell Company (NAME)	6DA 19235
c/o John Pritchett (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	105-11
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	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, FREDIE L. HUDGINS, JR. and wife, JEANA R. HUDGINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. TED CONRAD and wife, BETTY L. CONRAD

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 feet of Lot No. 21 and the southerly 30 feet 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 Fredie L. Hudgins, Jr. and wife, Jeana R. Hudgins, by Deed from James N. Monroe, III and wife, Jacqueline M. Monroe, of record in Book 5171, page 973, Register's Office for Davidson County, Tennessee.

IT is agreed and understood that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Kissell Company, of record in Book 5171, page 975, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 160 Rains Avenue (House Number) (Street) Nashville, (P. O. Address) Tennessee (City or Town) 37206 (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 28th. day of January, 19 80

Fredie L. Hudgins Jr.
Fredie L. Hudgins, Jr.

Jeana R. Hudgins
Jeana R. Hudgins

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 Fredie L. Hudgins, Jr. and wife Jeana R. Hudgins

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 28th day of January 19 80

Commission expires 4-17-83

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

TO

F 74224

IDENTIF. REFERENCE

JAN 29 1 28 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

9834 01/29 79.82- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28195.74-	CO
			73.32	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	79.82-
9834A01/29/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F74224

IDENT. REFERENCE

JAN 29 1 28 PM '80

No. 739260