File 41

Form No. WD-1

BOOK 5752 PAGE 24

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

X T. Hershel Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 81

Dorothy C. Wilson
Notary Public

MY COMMISSION EXPIRES: 7-21-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Hershel Hudgins (NAME)	Bryan, Ward & Elmore Realtors (NAME)	92-9-225
3311 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	534 Stahlman Building (STREET ADDRESS)	92-9-224
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	92-9-223

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 K. EATON and GRADY L. HALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. HERSHEL 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:

LAND in Davidson County, Tennessee, being Lots Nos. 77, 78 and 79 on the Map of the Subdivision of the W. R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County. For a more complete description reference is hereby made to said Plan.

BEING the same property conveyed to James K. Eaton and Grady L. Hall by deed from Martin Levy and Daniel Gryll, of record in Book 5684, page 753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Deed of Trust of record in Book 5684, page 753, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 409, 411 & 413 - 36th Avenue North, Nashville, TN. 37209
(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 1st day of June, 19 81

X James K. Eaton
JAMES K. EATON

X Grady L. Hall
GRADY L. HALL

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 K. Eaton and Grady L. Hall

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 1st day of June 19 81

Commission expires 7-21-84

Dorothy A. Wilson
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 K. Eaton and

Grady L. Hall

TO

T. Hershel Hudgins

G 4 4 3 2 9

IDENTIF. REFERENCE

JUN 2 12 57 PM '81

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN.

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

8814 36/82 236.00- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
		60500.00-	CO	
		230.10	CO TX	
		.50	PRFEE	
		6.00	WDEED.	
			CHECK	236.60-
8814A06/02/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 4 3 2 9

IDENTIF. REFERENCE

JUN 2 12 57 PM '81

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN.

No. 824992