This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

BOOK 5780 PAGE 387

WARRANTY DEED

WILLIAM KITCHEN	Engel Mortgage Company, Inc.	Map 83-14
1919 Russell Street	P.O. Box 847	par 90
Nashville, Tennessee	Birmingham, Alabama 35201	23W-5870

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100 ---------- Dollars
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book , Page , Register's Office for Davidson County, Tennessee, which the grantees hereinafter named agree to assume and promise to pay according to the terms and conditions thereof.
THOMAS E. HUDGINS AND WIFE, PAGIE A. HUDGINS, hereinafter called the GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM KITCHEN, hereinafter called the GRANTEE (successors) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 73 in the Subdivision in the Five Acre Tract of land in said County and State, being a part of the Chadwell property or the Priest Home Place, a plan of which subdivision is of record in Book 161, Page 102, said Register's Office.

Said Lot No. 73 fronts 69 feet on the north side of Ruth Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Thomas E. Hudgins and wife, Pagie A. Hudgins by deed from Clarence D. Witt and wife, Eva Jane Witt of record in Book 5510, Page 480, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 2nd day of 4th day, 1981.

X Thomas E. Hudgins
(THOMAS E. HUDGINS)

X Pagie Ann Hudgins
(PAGIE A. HUDGINS)

(WILLIAM KITCHEN)

STATE OF TENNESSEE
COUNTY OF •

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. HUDGINS AND WIFE, PAGIE A. HUDGINS

the within named bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and offical seal at Hind. Tenn., Tennessee, this the • 4 day of • Aug, 19•81.

NOTARY PUBLIC

My Commission Expires:
October 15, 1983

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation and that he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and seal at office in _____, Tennessee, this the _____ day of _____, 19__.

NOTARY PUBLIC

My Commission Expires:
October 15, 1983

STATE OF TENNESSEE
COUNTY OF • Davidson

The actual consideration or value whichever is greater for this transfer is $ • 126260.32.

• Elaine Dickens
AFFIANT

Subscribed and sworn to before me, this the • 4th day of • August, 1981.

NOTARY PUBLIC

My Commission Expires:
October 15 1983

WARRANTY DEED
From Thomas E. Hudgins, ET UX
To
William Kitchen

Recd Williamson County
260.00 Mar Tax

G 5.4468

IDENTIF. REFERENCE

Aug 10 10 07 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

1363 08/10 74.83- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			26260.32- CO	
			68.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	74.88-
		1363A08/10/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5. 4. 4. 6 8

IDENTIF. REFERENCE

Aug 10 10 07 AM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 837101