ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
DAVID W. HUDGENS et ux	ENGEL MORTGAGE COMPANY, INC.	135-16-45
(NAME)	(NAME)	
2609 Timberland Drive	P.O. Box 847	2D-54154
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Birmingham, Alabama 35201	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we,

DENNIS W. GRAU and wife, JOYCE H. GRAU,

hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said DAVID W. HUDGENS and wife, ELIZABETH H. McSPADDEN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 577 on the Plan of Edge-O-Lake Estates, Section XIII, as of record at Book 4175, page 33, Register's Office for said County.

Said Lot No. 577 fronts 88.59 feet on the southerly margin of Timberland Drive, and extends back 141.15 feet on the easterly line, and 132.0 feet on the westerly line, to a line on the rear on which it measures 74.03 feet.

Being all the same property conveyed to Dennis W. Grau and wife, Joyce H. Grau by deed from Thomas R. Burton and wife, Carol V. Burton of record at Book 5269, page 839, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record at Book 4268, page 302; and to the limitations shown on the Plan of record at Book 4175, page 33, both of record in the Register's Office for Davidson County, Tennessee; and to 1981 property taxes which are being prorated and which the Grantees assume in full.

~~unimproved~~ (X) property, known as 2609 Timberland Drive, Nashville, Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 28th day of August, 19 81.

DENNIS W. GRAU JOYCE H. GRAU

BOOK 5789 PAGE 437

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS W. GRAU and wife, JOYCE H. GRAU

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 28th day of August, 19 81.

My commission expires 10-21-84 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 66,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Elizabeth H. McSpadden

Sworn to and subscribed before me this 28th day of August, 19 81.

My commission expires 10-21-84 Notary Public

This instrument was prepared by:

Name	Address
Marbut Glenn Gaston, Jr., Attorney at Law	2211 Crestmoor Road, Nashville, TN 37215

5609 08/31 180.44- CHECK
WARRANTY DEED

FROM
DENNIS W. GRAU and wife,
JOYCE H. GRAU

TO
DAVID W. HUDGENS and wife,
ELIZABETH H. McSPADDEN

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENN.
AUG 31 11 38 AM '81

IDENTIFICATION REFERENCE

G 57855

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5789 PAGE 438

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

6[illegible].00- CO
173.94 CO TX
.50 PRFEE
6.00 [illegible]
CHECK 180.44-
560SAC8/31/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

357955

IDENTIF. REFERENCE

AUG 31 11 38 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 841199