SEND TAX BILLS TO:

Engel Mortgage Co.
P.O. Box 547
Birmingham, Ala. 35201-0547

Map 53-3 Parcel 385

4D-44790

BOOK 6046 PAGE 84

This Instrument was Prepared
CHARLES H. BEATY
Attorney-At-Law
Public Square
GALLATIN, TENNESSEE

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of and the agreement to pay the balance of an indebtedness to ENGEL MORTGAGE COMPANY, INC., which indebtedness is fully described in and secured by deed of trust of record in Book 5066, Page 269, in the Register's Office of Davidson County, Tennessee, WE, RICKEY E. COLE and wife, DENA F. COLE, have this day bargained and sold and by these presents do hereby transfer and convey unto VIVIAN E. FUDGE, a single person, her heirs and assigns, forever, the following described tract or parcel of land, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Village of Old Hickory, Section "E" Revised, of record in Plan Book 1424, Page 132, Register's Office for said County.
>
> SAID Lot No. 47 fronts 94.6 feet on the westerly margin of Overton Street and extends back 335.6 feet on the northerly line and 334.0 feet on the southerly line to a dead line in the rear, measuring 94.8 feet thereon.
>
> BEING the property conveyed to Rickey E. Cole and wife, Dena F. Cole by deed dated 4/9/82 from Beecher A. Brewington, Jr. and wife, Geraldine Brewington, of record in Deed Book 5871, Page 557, Register's Office of Davidson County, Tennessee.
>
> THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTORS HEREIN, OR THEIR AGENT.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto the said VIVIAN E. FUDGE, single, her heirs and assigns, in fee simple, forever.

AND WE DO COVENANT with the said GRANTEE that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT for applicable zoning

and building regulations, all visible easements, restrictions and limitations of record, 1983 real estate taxes, and the indebtedness referred to herein.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands this the 27th day of April, 1983.

Rickey E Cole
RICKEY E. COLE

Dena F. Cole
DENA F. COLE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainors, RICKEY E. COLE and wife, DENA F. COLE, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 27th day of April, 1983.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 2/3/87.

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 34,679.44.

Vivian E. Fudge
AFFIANT

SUBSCRIBED and sworn to before me this the 27th day of April, 1983.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 2/3/87.

RUSH

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
APR 28 11 55 AM '83
IDENTIF. REFERENCE

H 4 4 5 7 0

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6046 PAGE 86

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
			34679.44- CO	
			50.22 CO TX	
			.50 PRFE	
			6.00 MSC	
			CHECK	96.72-
3542A04/28/03			CAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 5 7 0

IDENTIF. REFERENCE

APR 28 11 55 AM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945174