Bk 46

BOOK 6075 PAGE 140

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$56,092.00 James R Hudson Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 19 83

Notary Public

MY COMMISSION EXPIRES: 1-31-85

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hudson, Jr. (NAME)	The Kislak Organization (NAME)	Map 96-11
3204 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Parcel 48
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	3DZ-62766

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 R. Sykes and wife, Sylvia McLindon Sykes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Hudson, Jr. and wife, Tammy J. Hudson

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 Lot No. 47 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, page 38, Register's Office for said County.

Said Lot No. 47 fronts 83.3 feet on the north side of Cloverwood Drive and runs back 147.8 feet on the east line and 159.8 feet on the west line to a dead line in the rear on which it measures 69 feet.

BEING the same property conveyed James R. Sykes and wife, Sylvia McLindon Sykes by deed from Howard Charles Haynes and Jean Pl Haynes, of record in Book 4616, page 173, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain Deed of Trust filed of record in Book 4646, page 307, said Register's Office, which the grantrees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

THIS conveyance is subject to restrictive covenants filed of record in Book 3341, page 265 and Book 3615, page 38, said Register's Office, and any other existing easements of record.

This is unimproved ( ) / improved (X) property, known as 3204 Cloverwood Drive, Nashville, TN 37214
(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 10th day of June, 19 83

JAMES R. SYKES: James R Sykes

SYLVIA McLINDON SYKES: Sylvia McLindon Sykes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Sykes and wife, Sylvia McLindon Sykes

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 10th day of June 19 83

Commission expires 1-26-85

Notary Public

STATE OF TENNESSEE }

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 _____ this the _____ day of _____, 19____.

My commission expires _____

Notary Public

FILED FOR RECORD
DAVIDSON COUNTY, TN
JUN 14 3 29 PM '83
REGISTER

IDENTIFICATION REFERENCE

H 53.95

WARRANTY DEED

FROM
JAMES R. SYKES AND WIFE,
SYLVIA McLINDON SYKES

TO
JAMES R. HUDSON, JR. AND WIFE,
TAMMY J. HUDSON

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6075 PAGE 142

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
			56092.00- CO	
			145.86 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 152.36-	
			4913A06/14/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 3 9 5 9

IDENTIF. REFERENCE

JUN 14 9 29 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 956193